

James Argles

Subject: FW: HGY/2022/2764 27 Dukes Avenue.

Sent: 31 October 2022 22:07

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This tree makes a significant contribution to the visual amenity of the Conservation Area. It was probably planted at the same time as the houses were built and is typical of trees planted at that time.

The application has severe limitations.

The Planning Points Material to Tree Applications for TPO trees when subsidence are:-

- *Description of the property, including a description of the damage.*

There is no detailed plan of the house concerned showing where the cracks are. Nor is there any measurement of the cracks. Nor do we know how deep the cracks are. As 2 Elms Avenue is further from the tree than 27 Dukes Avenue, it is surprising that no evidence of any subsidence or cracking has been shown at *that* property.

- *Details of vegetation in the vicinity and its management since the discovery of the damage.*

While there is some detail of the vegetation in the vicinity, there is no evidence of any management, for instance pruning, of the trees.

- *Level monitoring sufficient to show a pattern of movement consistent with the presence of the implicated trees.*

The report on the pattern of movement over time is unclear and does not specifically implicate T5 the plane. T4, the pear is closer to the property and, as it seemed to be agreed, the wisteria could be implicated.

- *Location and identification of roots found*

Plane tree roots may impact on buildings up to 15 metres away. This damage is more than 15 metres away, from T5, as can be seen on the proposed site plan attached to HGY/2019/1313 and is stated to be 16 metres in the Arboricultural Report. In that report the two roots were a mere 1mm and 1.5 mm. It would seem unlikely that such small roots would be able to take up sufficient water to cause the observed cracking.

- *Arboricultural report to support tree work proposals including arboricultural options for avoidance or remediation of indirect tree related damage.*

There is no proposal to prune the plane tree or to install a root barrier, both of which might prevent future subsidence, if the lovely Plane tree is, indeed, the cause.

The DAS for HGY/2019/0445 says,

“The existing trees that adjoin the site were carefully assessed and none were deemed being materially compromised both in terms of their canopy or root bowl by the small amount of additional excavation required by

the proposals over that already needed for implementation of the approved development.” Indeed, permission was given for a new building to be constructed virtually next to the plane tree.

This application should be refused on the grounds that the evidence pointing to the plane tree as a cause of any cracking, is insufficiently robust.

The plane tree makes a major contribution to the street scene. To fell it, would cause harm to the verdant character and visual amenity of the area, contrary to the National Planning Policy Framework, March 2021, Policy G7 of the London Plan 2021, Policy SP13 of the Haringey Local Plan 2017