

Our Ref; 22/Haringey/Alroy Rd/01
Your Ref: HGY/2022/2650
Planning Dept
Haringey Borough Council
Haringey

2nd November 2022

Dear Madam or Sir,

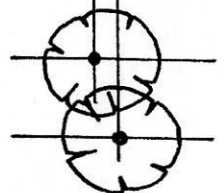
Re: Planning application for new dwelling at Alroy Road, Haringey HGY/2022/2650

On behalf of my clients, who are the owners of 8, Endymion Road, I would like place an objection to the above planning application on the basis of damage to, and / or loss of, the remaining tree on the site boundary of Nos 7 and 8 Endymion Road.

We have noted the arboricultural impact assessment undertaken by Bucks Plant Care Ltd dated 4th March 2022. A number of points within the report give rise to concerns over the stated findings of this report, and the conclusions that have been drawn from these in the report. These are addressed in more detail overleaf.

In addition, I would draw the Councils' attention to the fact that the applicant removed a second tree (a larger lime tree) more centrally located on the boundary between Nos 7 and 9 on 20th July 2021. A photograph of this tree is also included with this letter. It would appear from the photos that we have seen of the tree just prior to its removal, that the tree was in good health, and that it would have had a significant presence in the street scene. It is understood that the applicants had also approached the owners of No 8 to try to agree the removal of their Ash tree, which is the subject of the Bucks Tree Care Ltd report. The conclusion that can be drawn from this is that the Lime tree was probably removed to assist in the future development of this parcel of land, and that the removal of the Ash would similarly assist this.

Haringey Borough Council has a number of policy initiatives to protect the biodiversity (Greenest Borough Statement 2008 and Local Plan policies) to protect and enhance the natural environment of the Borough, and clearly removal of important trees which contribute to the amenity of the street scene and of people living in the Borough should be seen as contrary to this priority policy area.



Considering the findings of the Bucks Tree Care Ltd report of March 2022 we have a number of concerns over the scope and findings of the report, and are also concerned over inconsistencies in the report in relation to key elements such as the extent of the root protection area of the tree (T01 Ash).

In section 6.4.2.1. of the BTC report dealing with the impact of the development on the rooting area of the tree, it states

‘There is not considered to be an impact to the RPA (root protection area) of the neighbouring tree as the existing ground level (sic; on the site) is 1 metre higher than the garden with the tree. Also there is a boundary wall which will be acting as a root barrier.’

However in the Tree Constraints Plan BPC 20712/01 in the same report, the RPA is clearly shown as a circle (as normally required by the British Standard 5837:2012) around the tree and extending substantially within the application site.

From our own experience we would agree with the general considerations that higher land on one side of a tree if combined with a wall feature may deflect some rooting development, but it is by no means possible to state categorically that there will not be any roots present in land beyond the wall.

Therefore, it is not possible to state with certainty that there will not be any impact on the tree by placing a deep set of footings extending well below any likely existing footings of the boundary wall and into the area immediately adjacent to the tree, bearing in mind that the tree is shown on the Tree Constraints Plan to be no more than 500mm from the boundary wall. It is quite possible, and we have encountered instances of this occurring up to significant structural root sizes which are important for tree stability, that roots of significance may be present within the development footprint of the new proposed property, and that if it were to be developed as indicated on the development plans, (requiring excavation well in excess of the likely wall footings – probably around 3+m) that all such roots would necessarily be severed back to the boundary of the site and less than 1m from the base of the tree. If significant roots were to be removed, this would be likely to result in two processes – either the tree would die or decline, and / or the tree could be made unstable and be liable to fail unpredictably in high winds.

In section 6.4.3. of the BPC report dealing with the impact of development on the canopy of the tree it states

‘The crown of the ash tree will need to be raised to 6m to allow clearance for the new build. The work will be carried out in accordance with BS3998:2010 Tree work recommendations’

Whilst it is agreed that, at the minimum, the tree canopy would need to be raised to 6m at the site boundary in order to install the new building, it is not agreed that this could be achieved in conformity with BS3998. It would appear to us – and based on the photo in the submitted BPC report – that at around 6m, the trunk crosses the site boundary and would necessarily need to be cut back below this line in order to take account of the new wall of the building. In addition, account needs to be taken of the movement of the trunk in winds to prevent it knocking against such a building. – No such allowance for either factor seems to have been provided in the BPC report, and no indication of the canopy reduction points (which we would expect as part of such a statement) have been shown on a photo or diagram of the tree to indicate pruning locations. Our assessment based on the same data would suggest that a large portion of the canopy of the tree would be removed, and the remaining canopy and structure of the tree would then appear mutilated and deformed – possibly resulting in the

retention of not much more than a clear stem 6m high. The viability of such a canopy would be limited, and the long term retention of the tree – its lifespan – would be substantially compromised.

We also note that the BPC report on P. 14 (second bullet point to 6.4.2.1.) also states that ‘There is a significant crack in the gable wall of the adjacent property (sic No 2 Alron Rd) and the ash tree is showing signs of ash dieback disease. Therefore the tree should not be a constraint to the proposed development’.

However in section 6.4.4. the BPC report states

‘The proposal has been designed with the tree in mind and will bring nature into the building’

From our reading of these two statements, one attempting to suggest that there may be some unproven relationship between the crack in the adjacent dwelling and the presence of the Ash tree, together with some very minor indications of Ash Dieback (*Hymenoscyphus fraxineus*), presumably indicating that the tree should be removed, and the other suggesting that in some way the tree has been designed into the development, these two statements appear both contradictory and unproven.

To consider the statements in more detail:

There is no assessment that indicates that the crack in the building is related to the presence of the Ash tree. Similarly, the minimal indications of Ash Dieback present would not suggest (in the light of statements by Forest Research the Forestry Commission department charged with tree health assessment – see online information) that the tree will necessarily die, become dangerous or require removal – it has been noted that some trees are not badly affected and others recover. Therefore any indication that lifespan is limited, or that the amenity value of the tree is low simply because it has minor signs of infection on part of the tree (the main tree canopy appears to have been fairly healthy this year given the extreme drought conditions and the photos are provided in this report to show this) would be premature, and we therefore suggest that the classification of the tree by BPC as U/C in the Appendix 1 tree table is undervaluing the tree.

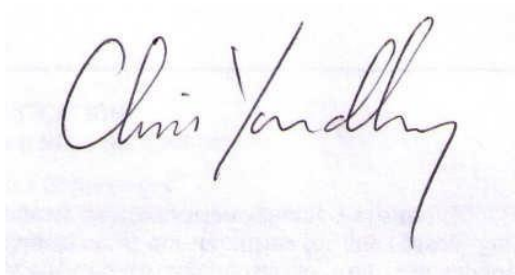
However, given that there is a clear indication that the intention is to suggest that the tree is not worthy of retention, we find the statement in Section 6.4.4 all the more surprising. Furthermore, from the assessment above in relation to tree canopy works and possible root damage / works, it would appear to us that such a statement is strange indeed as the amenity of the tree would clearly be substantially compromised by the proposed new development.

Considering the amenity of the tree in a wider context we would comment that;

The tree is clearly visible within the street scene and forms an attractive and important feature within the immediate zone of this densely built area which contains relatively few trees to relieve the built elements. Whilst it is acknowledged that there are two other trees in rear gardens further behind this tree (as seen from Alroy Road), these are subsidiary in visibility terms, and do not have the presence in relation to the proximity to the street. We would classify the Ash tree T01 (notwithstanding the comments to contrary in the BPC report) as B3 ‘Trees with material conservation or other cultural value’ (BS 5837:2012 Table 1).

Given the removal of the Lime tree in 2021, and the loss of amenity that this has rendered on the street scene of the area, this last remaining tree forms an important element of the green street scene. Therefore, we would recommend that where a tree forms a demonstrably valuable element within the public realm and is clearly under threat, the local authority should act to retain the tree using their powers to serve a Tree Preservation Order on the tree, and secure its retention. Similarly, the threat posed by the development should result in the current Planning Application being refused on the basis of the impact on public amenity (treescape), and the impact on private property (the tree) both of which are material considerations in relation to the determination of a Planning Application

Yours sincerely

A handwritten signature in dark ink, reading "Chris Yardley". The signature is written in a cursive style with a large, stylized 'C' and 'Y'. The background is a light, textured surface, possibly a piece of paper or a scan of a document.

Chris Yardley

Photographs of trees overleaf



Lime tree (centre) and Ash tree (right) as at July 2021 – Lime now removed – demonstrating good apparent condition



Ash tree T01 Summer 2022 showing full leafing and reasonable condition under drought conditions