

## Comment on a planning application

### Application Details

**Application:** 24/2278/VRC

**Address:** North Boundary WallDorchester MewsTwickenham

**Proposal:** Variation of condition LT04 - Protective Fencing (Other)-Small Fencing of planning permission 23/3057/FUL to revise the Arboricultural Method Statement to reduce and remove all roots within trench fill foundation to secure long-term structural integrity of the boundary wall.

### Comments Made By

**Name:** Ms. E J Bufton

**Address:** 24 St Stephens Gardens Twickenham TW1 2LS

### Comments

**Type of comment:** Object to the proposal

**Comment:** PART 2 of 3

Objection to "Planning Application 24/2278/VRC" (continued)

St. Stephens Gardens is a Conservation Area

All the trees for which St. George seeks the removal of protective requirements, including those at the St. Stephens Gardens homes that are specifically called out in the applicant's request, are located within a Conservation Area and are protected by the same standards as trees protected by Tree Preservation Orders (TPOs). The planning commission has a duty of care to these trees as they would to trees with TPOs and is obliged to protect them to the greatest extent possible.

The Boundary Wall is Non-Structural

The boundary wall between St. Stephens Gardens and Dorchester Mews is a non-structural boundary of around two metres maximum height. This is not a wall supporting a residential or commercial building occupied by people with the life-safety issues that attend the engineering of such complex structures. This boundary wall does not support any weight other than its own.

Trees Protect the Environment and Provide Numerous Other Benefits

Trees are important elements of green infrastructure, contributing to urban cooling through evapotranspiration and providing micro-climatic effects that can reduce energy demands in buildings. Alongside contributing to climate change adaptation, trees also:

Provide visual amenity, softening or complementing the effect of the built environment

Display seasonal change and provide opportunities for wildlife in built-up areas providing bio-diversity net gain

Make places more comfortable in tangible ways by contributing screening and shade, reducing wind speed and turbulence, intercepting snow and rainfall, and reducing glare, and providing a cooling effect

Guard against flooding, which is important given the proximity of theThames and its regular tidal and seasonal flooding

Reduce air pollution and absorb CO2.

Trees are a Historic and Mature Feature of this Conservation Area

Some of these trees have been growing in the St. Stephens Gardens Conservation Area for decades. These mature trees would not be replaceable in our lifetimes. Their demise would be detrimental to more than just the environment. Their loss would vastly impact the aesthetics of this Conservation Area as many of these trees are visible from multiple houses and other properties, as well as from the streets around, and they are part of the history and ambiance of this green, attractive, and scenic part of St. Margarets village. The applicant appears to be insensitive to these important considerations for all the residents of and visitors to this area.

Tree Damage Causes Financial Damage

Trees increase property values, not just for the property on which the tree is located, but for all those in the surrounding

area whose properties benefit from the aesthetic impact of proximal trees and from their positive effects on the immediate environment. In one day, a single tree provides enough oxygen for four people. Loss of trees, especially mature trees, is financially damaging to owners of the property on which the trees are growing as well as to owners of nearby properties. Furthermore, tree root removal and compromised tree health exposes St. Stephens Gardens owners to the risk of substantial costs for treatment of arboreal disease and removal of large dead trees.

#### Dorchester Mews Communications Frequently Comment On "Tree Fouling"

Communications from the Dorchester Mews consortium frequently negatively comment on "tree fouling" caused by trees in St. Stephens Gardens. This language suggests that the Dorchester Mews consortium dislikes the leaves and other natural features of these trees in spite of their positive impact on the environment. The language infers that a preference/hope on the part of Dorchester Mews residents for the demise of these trees may be contributing to the applicant's request to remove the tree protection measures specified by LBRUT.