

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/2036/T	Ian Mackay	07/06/2023 12:32:47	OBJ	<p>On 31 May 2023, we received a letter (dated 19 May) informing us of a Planning Application for Proposed Works in the garden of 80 Camden Road which included the felling of a 40-year-old mature Elderberry tree in our garden at 82 Camden Road.</p> <p>We were very upset and shocked about this proposal that came totally unexpectedly, out of the blue.</p> <p>The letter referred us to the Application on the Camden Council Planning Website, and we accessed the information only to discover that we only had 9 days to object to the Proposed Works. The information stated that Comments had to be received by Friday 9 June (which was the minimum 21 days from the date of the letter (19 May)). However, the letter could not have been posted on 19 May as it didn't arrive until 31 May.</p> <p>In addition, we are in a Conservation Area and our initial research discovered that such Applications should have a consultation period of 6 weeks.</p> <p>This extremely short period of 9 days significantly affected our mental health through stress, tension, and anxiety (we are both in our early seventies).</p> <p>We had received a similar letter (also dated 19 May) the week before which only had the address of 80 Camden Road on it. We had no idea that our Tree had been included in this Application until we read the Application details after the late receipt of the 31 May letter.</p> <p>The Surveyor who submitted the Application visited 80 Camden Road in January this year to assess the work needing to be done to correct very significant subsidence which had opened a large gap where the bathroom outbuilding had been joined to the main building. This remedial work had been designated as urgent, partly because of the large gap (through which the sky could be seen) and because there was water leaking through the attic of the outbuilding. The fact that it was the middle of winter added more urgency to the situation.</p> <p>We were not involved in the January visit of the Surveyor to 80 Camden Road, although we could have been if we had been asked. The Surveyor took pictures and promised to send a report of his findings which he never did.</p> <p>During the conversation that he had with Norma Jones (Number 80a Tenant), the Surveyor did mention our tree as being "worth dealing with". Norma Jones said that she didn't think that we would be at all happy with this. The Surveyor said nothing else, so our neighbour assumed that he was no longer considering doing anything further with our tree (never mind cutting it down to ground level!)</p> <p>About our Elderberry Tree:</p> <p>The tree is looking a bit rough because squirrels have been eating some of the bark. We took down 2 big branches to protect next door's Roses from Aphids and stripped two other branches of new growth and foliage.</p> <p>But on the absolute plus side, it acts as a huge filter and barrier to the traffic fumes from Camden Road. Earlier this year we took part in a UCL Study of Air Quality in Camden. We had a monitor in place for 4 weeks. There is a significant difference in the air quality at the front of our flat (on Camden Road) and the back (in the</p>

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garden) and our Tree is a major contributor to that. Our neighbours and ourselves never open any front-facing windows.

It attracts many birds, who nest there and who feed on its fruits. It attracts pollinating insects, bees and butterflies and we love its beautiful spring flowers. Even the shade it provides is a good thing during the hot summers in a time of climate change (2022 was the hottest summer on record).

Our Tree takes moisture from a small (but deep) pond in our back garden (about one metre from the tree) via a little leak that causes some water to seep into the soil. Our large Yucca tree receives water from this source as well.

In our initial review of the Application information on the Council Website, we can find no evidence that our tree is in any way responsible for the subsidence in the Outbuilding of 80 Camden Road.

In addition, our Outbuilding is less than 2 metres from our tree and has NO subsidence. Without evidence, we cannot see why our tree would be pushing roots out to (and under the number 80 Outbuilding) when it has a good water source nearby on the other side (and then onto the canal)

Until evidence can be provided that it is both part of the cause and that cutting it down would reduce the subsidence problem, we strongly object to its destruction.

Looking at the number 80 lawn, one notices a large dry patch in the middle and close to the Outbuilding, but the dry patch doesn't extend to the other side. The grass closer to our Tree does not have a dry patch and surely this demonstrates that our Tree is NOT extracting water from number 80's garden.

We understand from both the Camden Council Planning Department and the Asset Management Department of One Housing that the Application should not progress to the next phase as due processes have not been observed, particularly: -

- Promised reports not being sent,
- No communication for over four months
- Phone calls and emails not responded to
- No consultation at any point
- Number 82 letter being dated 19 May but not posted until 29 May.
- One Housing not being informed until yesterday (when we informed them)
- Proper consultation period for proposed works not following Conservation Areas Guidelines of 6 weeks.

If this Application is re-submitted, we strongly request that it should focus ONLY on the back garden of number 80 and our Tree at 82 should NOT be included.

If our Tree is included in the re-submitted Application, we will be applying for a Tree Preservation Order and we will be investigating legal ways in which we can prevent access.

We will do anything we can to protect our wonderful Elderberry!

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				Marie and Ian Mackay 82a Camden Road

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