

**From:** TonyBandak

**Sent:** 04 September 2023 21:55

**To:** Planning

**Subject:** 40 Hillway, London, N6 6HH REAR GARDEN: 1 x Cypress (T3) - Fell to ground level. Application number: 2023/3432/T

Dear Sirs,

**40 Hillway, London, N6 6HH**

**REAR GARDEN: 1 x Cypress (T3) - Fell to ground level.**

**Application number: 2023/3432/T**

**Application type: Notification of Intended Works to Tree(s) in a Conservation Area**

### **Background**

I am the longstanding freehold owner of 40 Hillway, N6 6HH, the property which is the subject of this application.

Please note that the application has been submitted without my knowledge or consent, and without prior notice to me.

The Applicant (GHG Solutions Ltd) is a firm of subsidence engineers acting on the instructions of insurers of the property at 42 Hillway. The Applicant has no relationship with me, and nor does Mr Simon Pryce who is identified as the Applicant's agent. My neighbour at 42 was similarly unaware that the engineers had made the application until it appeared on the Council website.

The tree in question is a well-established tree (its precise genus and species will be the subject of my own arboricultural survey, which I am in course of instructing). The tree has formed part of the landscape of the rear garden at 40 Hillway for a very long time. That period spans not only the 36 years I have lived there, and the years of the owners prior to me, but I believe may be considerably longer. The plots at 40 and 42 Hillway were first developed in the 1920s, and (subject to survey) I believe that the tree could be anywhere between 60 to 100 years old. The tree serves an important function, and also screens both my land and that of my neighbour from the large block of buildings beyond the bottom of our gardens.

The Applicant has jumped the gun and lodged the application prematurely. The Applicant has accompanied the application with a redacted version of a letter to me dated 8 August 2023, which first came to my attention on 18 August 2023 when I discovered it in my email spam folder. That letter makes no mention of

any intent to make the application. It suggests that the tree may be a “dominant cause” of damage to a rear garage at 42 Hillway made of brick and which was erected in or around 2005. It is clear from the report that other factors are in play which may be relevant. Reviewing that material is clearly necessary and it cannot be taken at face value. There may be alternative views and alternative options.

### **Time Request**

I asked the Applicant to withdraw the application whilst I investigate the matter carefully with appropriate professional help, given it has been barely 2 weeks since this whole matter was first raised with me. I am informed that the Applicant’s agent, Mr Pryce, contacted the authority last week and asked you to suspend consideration of the application for the time being.

Before any irreversible actions are taken, I am in course of consulting with a qualified professional who specialises in tree assessments and subsidence issues. You will no doubt appreciate that paying due regard to the tree’s significant age and its place in the local ecosystem (a conservation area), whilst addressing sensitively the circumstances affecting my neighbour’s garage is a delicate balance that requires objectivity, expertise and consideration.

I have explained to my neighbour that I merely wish to preserve the status quo at this time, so that we have the time and space to look at this carefully together. However, the insurers have acted without reference to anyone and hence my reason for writing now.

I would be grateful for confirmation (i) that the application is not being progressed at this time and (ii) that I will have an opportunity to make representations on the application once I have the conclusions of a qualified professional (for which purpose, an indication of a date by which I can lodge that with you, would be helpful).

If, contrary to the assurance of the agent, Mr Pryce, the local authority is actively progressing the application, I would be grateful for relevant contact details of the tree officer at the local authority with whom I might discuss this matter as a concerned property owner on whose land the tree is situated.

Thank you for your time and understanding.

Yours sincerely

Tony Bandak  
40 Hillway  
London  
N6 6HH