

From: J Colman

Sent: 11 September 2023 16:56

To: Planning

Subject: 2023/3530/T - Objection from the freeholders of 32 Eton Avenue

Dear Madam/Sir

I am writing to oppose the application for permission to work on a tree in a conservation area.

I am a director of Eton 32 Management Ltd, the owners of the freehold of 32 Eton Avenue.

This tree is marked London Plane T5 on the corner of the garden of 22 Lancaster Grove, at the corner where it meets our property, 32 Eton Avenue.

The application has been made by the insurance broker for a resident at 30 Eton Avenue, and apparently the owner of 22 Lancaster Grove is unaware.

We object on the following grounds:

1) the tree is mature and perfectly healthy. It forms a vital visual barrier between the 4 properties where it stands. It forms a vital part of the healthy mature trees that are the essence of a Conservation Area. No healthy tree should be touched, purely on the whim of a preliminary report prepared by an insurance broker, whose only motive would be to minimise expenditure for an insured leaseholder.

2) the applicant is an insurance broker (Sedgwick International, based in Leeds) who has been instructed by one of the 5 leaseholders of 30 Eton Avenue. The preliminary and unscientific advice is that the mild cracking in this property is being caused by this Plane tree. Rather than paying for the underpinning that would be the logical way forward in a conservation area (where preservation of healthy trees is of the highest priority), they are recommending the cheap (and ineffective) option of removing this tree, together with an Ash, the subject of a different application.

3) the insurer has no local knowledge and is assuming that the damage is being caused by living trees, without taking into account other factors such as the heave that will have been caused by:

- (a) the recent loss of several trees at number 22 Lancaster Grove.
- (b) the recent excavation of a double basement at 22 Lancaster Grove

3) no account has been made of the group of trees to which this tree belongs, nor of the knock on effect that its removal will cause. The dying roots will shrivel, allowing more water to fill the gaps, creating heave and also, in most likelihood, damage the root structure of the other trees around it.

4) there are bats roosting in the area and no bat report has been submitted

5) no impact assessment has been submitted or prepared on the effect of heave on the neighbouring properties (especially our garages) by the insurance company

The application should be rejected for being unsubstantiated, detrimental and contrary to Camden's policy.

I await your comments

Yours faithfully

Jonathan Colman

Eton 32 Management Ltd
Registered in England & Wales | Company no 04049707

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