

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/3530/T	Cary Kochberg	15/09/2023 11:25:41	COMMNT	2023/3530/T

I own and reside in the ground floor flat of 34 Eton Avenue. I want to lodge my strong opposition to the felling of two trees that lie between Lancaster Grove and Eton Avenue. This will have a significant impact on our beautiful views and our privacy and the local bird and animal life that lives in the tree. Above all else it is in a Conservation area. There is also a lack of any credible evidence that the felling of these trees is necessary.

My specific objections are as follows:

It is an area of exceptional natural as well as architectural beauty, reflected in it being a conservation area

- the impact on wildlife and diversity. Also I don't think they have done a bat survey

- the beautiful mature trees (T1 and T5) are two of the tallest trees between Lancaster Grove and Eton Avenue. They provide very significant natural beauty and privacy and help contribute to the unique green nature of the conservation area. The removal of two of the largest trees, creates a clear break in coverage and privacy.

- no attempt has been made in the report by Property Risk Inspection supporting the application to explain why they consider these particular trees (which are very far from the building at no. 30) are believed to contribute to the alleged subsidence. The report is wholly generic and makes no attempt to give any evidence or justification specific to the location.

- no evidence whatsoever is presented in the abovementioned report as to the nature, extent or location of the supposed subsidence. Indeed the report merely states that its authors have been "advised" by the building insurers that some form of unspecified subsidence has taken place.

- no explanation specific to the trees/ property is given in the report as to why pruning (or other less obtrusive steps) would not potentially resolve the issue or why it shouldn't at least be attempted first as an alternative to felling two beautiful mature trees. No indication of any recent attempts to resolve by pruning or any other

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				<p>measures.</p> <p>- no indication is given as to the views of other flat owners in 30 Eton Avenue. I understand they all oppose the application.</p> <p>- The Belsize Conservation Area plan makes clear that removal of trees should only be considered where there are very clear grounds, none of which are met here.</p> <p>In summary, I consider this application to be totally without merit and one which undermines significantly the beauty, peacefulness and privacy of the vicinity.</p> <p>Cary Kochberg</p>
