

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/4119/P	David Glick	25/11/2023 23:20:59	OBJ	<p>It is clear that the plans are immaculate and possibly intended to deceive. They hide the proximity of the planned new building to the house at 24 Harley Road.</p> <p>The planning officer must come and see for themselves how close this is.</p> <p>The plans misrepresent the position.</p> <p>Is this intentional fraud?</p>
2023/4119/P	Sarah Tyerman	25/11/2023 11:52:06	COMNOT	<p>I live in the 2nd floor flat of 20 Harley Road and so look out over the site of the proposed house. My comments are in relation to the construction process.</p> <p>1, I was living here when the Swiss Cottage Special Needs School (on the other side of the proposed house) was constructed. Significant cracks appeared in the common hallway of no20 and in our flat. Although the house construction is less substantial, it is a lot nearer and the plot is directly over the railway tunnel. I am concerned about subsidence and the impact of construction. This should be addressed in more detail in the application. Also the contractors need to take out Third Party Insurance to cover the properties adjoining 22B.</p> <p>2 I do not think the planning application covers the risk of flooding and drainage sufficiently. There is a general problem in the neighbourhood with development causing additional flooding. In addition, more severe weather has increased the risk of flooding: the basement of no16 Harley Road was recently damaged by flooding. I understand from the owner of the basement flat of this house that the drain goes through the garden of no20. I do not think the planning application should be approved without more detail being submitted to the Council on this aspect of development.</p> <p>3. The access to the development site is through the entry area of no22 and down a narrow path between no20 and no22 which is pedestrian-width only. There are also two large trees along it, one of which is the subject of request to fell from another applicant, but there is no mention of what is proposed for the other tree. Although a Construction Management Plan is mentioned, there is no detail whatsoever. The disruption to owners of no20 and 22 during construction is bound to be considerable. In my view, the planning application should not be approved until a satisfactory Construction Management Plan has been agreed.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/4119/P	Kate Glick	25/11/2023 23:10:22	OBJNOT	<p>I am a neighbour with a property next to the proposed development, I have the following objections</p> <p>1 this is an inappropriate backland development which will set a dangerous precedent for properties in rear gardens to become continually larger and separate residential properties.</p> <p>The property is also in a conservation area and is not in keeping with the surrounding properties.</p> <p>2 Notwithstanding the information in the application in respect of flooding, the flood risk will be made worse because of extra coverage of land. The documents have shown the mass of the surrounding documents as smaller (24, 18) than they are so the proposals are misleading. The proposed building is significantly closer to the existing buildings than the plans show.</p> <p>The plan does not consider the impact on number 24, nor provide insurance for cracks and possible subsidence as a result of the increase in the footprint of the proposed development.</p> <p>There has been a history of subsidence on the road and this development could lead to additional problems with drainage, cracking of properties and subsidence, which is worsened due to a tunnel under the property.</p> <p>The proposals refer to a development of garages on Elsworthy road, this redevelopment also had a flood risk assessment done before it was built yet the property constantly suffers from flooding. The proposed development is too large for the existing site and the increased footprint means there is nowhere for floodwater to go.</p> <p>3 This development would result in a loss of amenity in respect to the right to continued privacy in both rear gardens and to rear bedroom and living room windows. The mass of the house is significantly larger and higher. This will overlook my home and garden and around 17 other existing residential properties. Ironically they seem aware of the overlooking issue and have configured their scheme to the benefit of their private garden at the rear of the property and yet delivering a considerable reduction to our enjoyment of privacy.</p> <p>4 The scheme would significantly increase light pollution from the house and garden; this will be impossible for them to control. There will also be an increase in noise as the proposed building is much closer to the houses at 18-24 Harley road.</p>

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2023/4119/P	David Glick	25/11/2023 23:11:18	OBJNOT	

I am the owner and reside in a neighbouring property at 24 Harley Road. The site of the proposed new house directly overlooks my garden and the rear of my home, including our living room and bedrooms, which are currently private and which privacy will be lost if the proposed house is built.

This will materially damage the quiet enjoyment of our family home.

Our home, and the site of the proposed new building are both within the Elsworthy Conservation Area, and whereas the existing small cottage/outbuilding is quaint, the proposed new building is not in keeping with the surrounding properties nor with the Conservation Area.

The property lies immediately above an active train line, and the line is as shallow as 5metres at this point. This raises safety concerns, risk of subsidence and water ingress. There is already a very large basement at 26 Harley Road, which has caused water damage at our property, further buildings and foundations, especially above a shallow rail tunnel will only exacerbate this. The planning application does not cover the increased risk of flooding and drainage sufficiently. There is a general problem in the neighbourhood with development causing additional flooding. In addition, it is likely to lead to increased rail noise as the sound of trains will echo through any new-built property.

There is a beautiful, mature silver birch tree on the site of the proposed new building, this tree provides screening and privacy between the existing properties at 20, 22 and 24 Harley Road and between these homes and the Swiss Cottage SEN and Academy schools behind these, removing this tree would hugely increase overlooking between the existing properties and the school, and vice versa.

The other large and mature trees on the property are important to the green environment and were taken into account when the planning permission was given for the two schools behind, which removed much of the greenery from the Conservation Area, these really must be retained and maintained.

The existing cottage/outhouse is small, quaint and sits quietly on the plot. We suffer some noise pollution but as the entire existing house sits in the garden space behind the house at 20 Harley Road, the width of the garden between the existing house and our property provides a barrier, and this is helped by the existence of the trees. The proposed new building is very much nearer our home in two ways.

First, it extends right across the width of the garden at 22 Harley Road, right up hard against our boundary fence. Second, it is also proposed to build much closer to the house at 22 Harley Road and much closer to our house.

It also appears that the plans submitted are incorrect and inaccurate as they wrongly show the footprint of our home; in fact the proposed new build is much nearer to our existing home than the submitted plans and the planning officer must take this into account.

This will lead to intolerable noise and light pollution, which will not be capable of being policed in practice, the proposed skylight will make this even worse. The proposed new house will overlook our garden, our living rooms and our bedrooms, destroying our outlook, our privacy and materially impinging on our quiet enjoyment of our home. Our bedroom, and those of our children will be directly overlooked by a new house barely 5

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metres from our home.

The proposed size of the building would increase from 79 square metres to 189.5 square metres, which is much, much too large for the size of the plot of land and is inappropriate for a property in a conservation area where there is an emphasis on fitting in with the surrounding landscape. It will also impact on drainage and services.

The height of the proposed building would increase which will increase overlooking. The width of the proposed building would increase massively, having a huge negative impact on our outlook as there will be a new window which will look straight into my living room and bedrooms.

This increase in height and width will also affect the light which will go into my garden and will restrict my view and privacy. At present, the house is quite a distance from our home, at the back of the plot and only in the area behind the house at 20 Harley Road, the proposed new building would be very much closer as it would be both less far down the garden and right across the garden of the house at 22 Harley Road, which would be intolerable.

Having the building closer to mine would greatly increase the noise disruption which we hear in the summer when the doors and windows are open.

Overall, I do not agree with the statement in the Planning and Heritage Statement that It is not considered that they would have any impact on ... number 20 in terms of loss daylight, sunlight or privacy (3.15) and It is very clear that this minor increase in height and width of the first floor would have no material impact on the outlook from No.20 (5.24).

The opposite is clearly the case. The same applies to our property at 24 Harley Road which does not appear to have even been taken into consideration at all.

The rainfall which is currently absorbed by the extensive area of the garden is a major concern. The water in my garden takes a long time to drain away after heavy rain and this will be exacerbated by the significant decrease in the garden area as a result of the new building. The Planning and Heritage Statement concludes that the proposals would not cause flooding issues for neighbours / neighbouring land 5.41 but this is not true in my experience. The Design and Access Statement (section 3.5) also contains reference to a building on Elsworthy Road, but this building has suffered from significant flooding since it was built..

The Planning and Heritage Statement claims that The proposed new dwelling is not a 'development' for sake but rather will be re-occupied by the current owners as their new home. (6.1). This is not the case as stated in the Planning Application Form under Tenure: Market for sale. This os a property developer who bought the property for development profit.

This is an inappropriate backland development which will set a dangerous precedent for properties in rear gardens to become continually larger and separate residential properties.

The property is also in a conservation area and is not in keeping with the surrounding properties.

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Notwithstanding the information in the application in respect of flooding, the flood risk will be made worse because of extra coverage of land.

There has been a history of subsidence on the road and this development could lead to additional problems with drainage, cracking of properties and subsidence, which is worsened due to a tunnel under the property.

This development would result in a loss of amenity in respect to the right to continued privacy in both rear gardens and to rear bedroom and living room windows.

The scale and mass of the proposed house is significantly larger and higher. This will overlook my home and garden and around 17 other existing residential properties and a special needs school with vulnerable children. Tree works will cause overlooking from the school to the homes and vice versa. Ironically the plans are clearly made knowing about the overlooking issue and have configured the scheme to the benefit of their private garden at the rear of the property and yet delivering a considerable reduction to our enjoyment of privacy.

The scheme would significantly increase light pollution and noise pollution from the house and garden; this will be impossible for them to control.

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2023/4119/P	William Schick	24/11/2023 13:33:52	NOBJ	No Objection. To whom it may concern,

As a resident immediately bordering on the applicant property at 22B Harley Road, I have no objections to the overall scheme being proposed. I appreciate the reasons for the complete "levelling" (demolishing) of the existing property, to bring the dwelling up to a "practical" modern standard, and I feel that the aesthetic is in keeping with other modern builds that can be observed in the local area.

Others (i.e., my immediate neighbours), may certainly have a different point of view regarding the visual bulk of the proposal. From my perspective, at the foot of my garden, the one storey expansion on the current garden should not be an issue, as there is currently boundary fence work. I will remind others, that from my vantage point I can see the more considerable bulk of the Swiss Cottage School (on Avenue Road), where the sun will set behind, so any concern of detrimental visual impact will not be coming from me (or on behalf of). The issue of the tree felling to achieve the outcome of this proposal, I shall reserve opinion, as this is very divisive to some. Like most, I love trees, however, I am at odds with how trees are maintained, both by private landlords and LBC's, which from my experience undermines the investment and integrity of the properties that we cherish. It is my opinion, too little routine maintenance is carried out, and the density of "trees of the forest" are too high in some places.

The only reservation that I have, is regarding access and security during the build stage. I have been in written and verbal communication with my neighbours, and at this early stage we seem to have an understanding on the issues, and what can be benefitted by co-operating. I will remind interested parties that access to 22B can only be granted by the side alley way of 22 Harley Road (not by 20 as some of the writings have alluded to), and that all spoil, materials, and peoples will have to move immediately in front of my front door, which is located on the side of 22. It is very important that this space, and associated residents be respected during this phase.

Your faithfully

William Schick
22A (Basement/ Garden Flat) Harley Road, NW3 3BN.

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/4119/P	Madeleine du Vivier	25/11/2023 17:22:46	OBJ	<p>I have the following objections about the planning application for 22B Harley Road as follows:</p> <p>1 The size of the building is increasing from 79 square meters to 189.5 square meters which is a decrease on the pre-planning application (Planning and Heritage Statement, 3.10). However, it is still too large for the size of the plot of land and is inappropriate for a property in a conservation area where there is an emphasis on fitting in with the surrounding landscape. It will also impact on drainage (see point 5).</p> <p>2 The height of the building will increase by 0.5 meters which I have no objection to. However whilst the width of the ground floor of the building will remain the same at 10 meters, the first-floor width will increase to cover all of the ground floor. This will have a negative impact on my outlook as there will be a new window which will look straight into my living room. The present building has two windows, but both of these are hidden from my view by the fir tree in my garden which was presumably planted with this intention. This increase in height and width will also affect the light which will go into my garden and will restrict my view and privacy. At present, I can see the back of the school on Avenue Road from a distance. This new build would mean that the position of the new window would be in my direct line of vision and only 19 meters from my back door. At present, the house is 22 meters from my back door, but the new building has increased in depth by 3 meters. Having the building closer to mine could increase the noise that I can hear in the summer when the doors and windows are open. At present, I cannot see or hear anything from the current building. Overall, I do not agree with the statement in the Planning and Heritage Statement that It is not considered that they would have any impact on ... number 20 in terms of loss daylight, sunlight or privacy (3.15) and It is very clear that this minor increase in height and width of the first floor would have no material impact on the outlook from No.20 (5.24). The opposite is clearly the case.</p> <p>3 The plan contains a proposal for part of the existing 6-meter-high fence, which forms the boundary between my garden and that of 22B, and the fence on the left of my property to be replaced with a brick wall. This wall will be part of the new entrance and the study. This mixture of materials, i.e. brick and timber, will be visually out-of-keeping and will have a negative impact on my view. In order to address this issue, these fences would need to be replaced by brick walls so that the boundaries are made of the same material. This could also be done on the right-hand side where the wall is brick and timber.</p> <p>4 The plans for the drains are unclear. It is stated in the Flood Risk and SuDS Assessment, page 17 that it is currently unknown how the existing building at the site currently drains. However, it is assumed to drain at an unrestricted rate into the public combined sewer. This is not the case as the drain goes through my garden. The previous owner knew this as it had to be unblocked on a number of occasions and their plumber had to enter my garden to do this. I am concerned that as there are now going to be 3 bath/shower rooms that there is going to be an increase in waste flowing through my property and that this would be a cause of potential damage. This needs to be investigated.</p> <p>5 The rainfall which is currently absorbed by the extensive area of the garden is a major concern. The water in my garden takes a long time to drain away after heavy rain and this will be exacerbated by the significant decrease in the garden area as a result of the new building. The Planning and Heritage Statement concludes that the proposals would not cause flooding issues for neighbours / neighbouring land 5.41 but this is not true in my experience. The Design and Access Statement (section 3.5) also contains reference to a building on Elsworthy Road, but this building has suffered from significant flooding since it was built.</p>

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				<p>6 I cannot find any mention in the planning application documents of the contractors taking out Third Party insurance to cover the properties next to 22B in the case of any damage being caused. When the Swiss Cottage School and UCL Academy were built, my flat suffered internal damage with a shower screen shattering in one of my bathrooms and cracks appearing in my living room and kitchen for which there was no compensation. In the Planning and Heritage Statement, there is mention of a Construction Management Plan 3.20. I hope that this will include Third Party insurance to avoid the same situation happening again.</p>
				<p>7 It is unclear when the work will be undertaken as the start and completion dates in the planning application are the same, i.e. March 2025.</p>
				<p>8 The Planning and Heritage Statement claims that The proposed new dwelling is not a 'development' for sale but rather will be re-occupied by the current owners as their new home. (6.1). This is not the case as the Planning Application Form states Tenure: Market for sale so the purpose of the development is to make it more attractive for the sales market.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/4119/P	Joe Glick	25/11/2023 23:28:46	COMMNT	<p>I reside in a neighbouring property at 24 Harley Road. The site of the proposed new house directly overlooks my garden and the rear of my home, including our living room and bedrooms, which are currently private and which privacy will be lost if the proposed house is built.</p> <p>This will materially damage the quiet enjoyment of our family home.</p> <p>Our home, and the site of the proposed new building are both within the Elsworthy Conservation Area, and whereas the existing small cottage/outbuilding is quaint, the proposed new building is not in keeping with the surrounding properties nor with the Conservation Area.</p> <p>The property lies immediately above an active train line, and the line is as shallow as 5metres at this point. This raises safety concerns, risk of subsidence and water ingress. There is already a very large basement at 26 Harley Road, which has caused water damage at our property, further buildings and foundations, especially above a shallow rail tunnel will only exacerbate this. The planning application does not cover the increased risk of flooding and drainage sufficiently. There is a general problem in the neighbourhood with development causing additional flooding. In addition, it is likely to lead to increased rail noise as the sound of trains will echo through any new-built property.</p> <p>There is a beautiful, mature silver birch tree on the site of the proposed new building, this tree provides screening and privacy between the existing properties at 20, 22 and 24 Harley Road and between these homes and the Swiss Cottage SEN and Academy schools behind these, removing this tree would hugely increase overlooking between the existing properties and the school, and vice versa.</p> <p>The other large and mature trees on the property are important to the green environment and were taken into account when the planning permission was given for the two schools behind, which removed much of the greenery from the Conservation Area, these really must be retained and maintained.</p> <p>The existing cottage/outhouse is small, quaint and sits quietly on the plot. We suffer some noise pollution but as the entire existing house sits in the garden space behind the house at 20 Harley Road, the width of the garden between the existing house and our property provides a barrier, and this is helped by the existence of the trees. The proposed new building is much nearer our home in two ways.</p> <p>First, it extends right across the width of the garden at 22 Harley Road, right up hard against our boundary fence. Second, it is also proposed to build much closer to the house at 22 Harley Road and much closer to our house.</p> <p>It also appears that the plans submitted are incorrect and inaccurate as they wrongly show the footprint of our home; in fact the proposed new build is much nearer to our existing home than the submitted plans and the planning officer must take this into account.</p> <p>This will lead to intolerable noise and light pollution, which will not be capable of being policed in practice, the proposed skylight will make this even worse. The proposed new house will overlook our garden, our living rooms and our bedrooms, destroying our outlook, our privacy and materially impinging on our quiet enjoyment of our home. Our bedroom, and those of our children will be directly overlooked by a new house barely 5 metres from our home.</p>

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The proposed size of the building would increase from 79 square metres to 189.5 square metres, which is much, much too large for the size of the plot of land and is inappropriate for a property in a conservation area where there is an emphasis on fitting in with the surrounding landscape. It will also impact on drainage and services.

The height of the proposed building would increase which will increase overlooking. The width of the proposed building would increase massively, having a huge negative impact on our outlook as there will be a new window which will look straight into my living room and bedrooms.

This increase in height and width will also affect the light which will go into my garden and will restrict my view and privacy. At present, the house is quite a distance from our home, at the back of the plot and only in the area behind the house at 20 Harley Road, the proposed new building would be very much closer as it would be both less far down the garden and right across the garden of the house at 22 Harley Road, which would be intolerable.

Having the building closer to mine would greatly increase the noise disruption which we hear in the summer when the doors and windows are open.

Overall, I do not agree with the statement in the Planning and Heritage Statement that It is not considered that they would have any impact on ... number 20 in terms of loss daylight, sunlight or privacy (3.15) and It is very clear that this minor increase in height and width of the first floor would have no material impact on the outlook from No.20 (5.24).

The opposite is clearly the case. The same applies to our property at 24 Harley Road which does not appear to have even been taken into consideration at all.

The rainfall which is currently absorbed by the extensive area of the garden is a major concern. The water in my garden takes a long time to drain away after heavy rain and this will be exacerbated by the significant decrease in the garden area as a result of the new building. The Planning and Heritage Statement concludes that the proposals would not cause flooding issues for neighbours / neighbouring land 5.41 but this is not true in my experience. The Design and Access Statement (section 3.5) also contains reference to a building on Elsworthy Road, but this building has suffered from significant flooding since it was built..

The Planning and Heritage Statement claims that The proposed new dwelling is not a 'development' for sale but rather will be re-occupied by the current owners as their new home. (6.1). This is not the case as stated in the Planning Application Form under Tenure: Market for sale. This is a property developer who bought the property for development profit.

This is an inappropriate backland development which will set a dangerous precedent for properties in rear gardens to become continually larger and separate residential properties.

The property is also in a conservation area and is not in keeping with the surrounding properties.

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				<p>Notwithstanding the information in the application in respect of flooding, the flood risk will be made worse because of extra coverage of land.</p> <p>There has been a history of subsidence on the road and this development could lead to additional problems with drainage, cracking of properties and subsidence, which is worsened due to a tunnel under the property.</p> <p>This development would result in a loss of amenity in respect to the right to continued privacy in both rear gardens and to rear bedroom and living room windows.</p> <p>The scale and mass of the proposed house is significantly larger and higher. This will overlook my home and garden and around 17 other existing residential properties and a special needs school with vulnerable children. Tree works will cause overlooking from the school to the homes and vice versa. Ironically the plans are clearly made knowing about the overlooking issue and have configured the scheme to the benefit of their private garden at the rear of the property and yet delivering a considerable reduction to our enjoyment of privacy.</p> <p>The scheme would significantly increase light pollution and noise pollution from the house and garden; this will be impossible for them to control.</p>

2023/4119/P	Sotiris Calochristos	26/11/2023 12:53:48	OBJ	<p>I live in the first floor flat of 20 Harley Road and so have clear sight of the proposed house.</p> <p>I object to the current proposed plans for a number of reasons:</p> <ol style="list-style-type: none"> 1) The current plans do not address potential subsidence concerns. Our property has suffered from subsidence issues in the past, especially when there was the rebuilding of the UCL Academy School and Swiss Cottage Special Needs School back in 2010. Cracks appeared in my flat, as well as significant cracks appeared in the common areas of the building. I am specifically concerned around the construction works, the substantial increase in size of the building and the required works to construct the building. Third Party Insurance would need to be in place in order to cover any unintended issues / damage as well as appropriate vibration monitoring during the construction phase. 2) Elsworthy Conservation Area is characterised by generously laid out plot sizes with low density building fabric. The proposed new building is expanding horizontally, covering a significant part of the plot of land impacting views and sunlight available to both the neighbours, the garden flat of no.20 and ourselves. 3) Drainage and below ground management of the water will be significantly impacted, given the proposed plans envisage that the building will increase substantially. Historically, we have had major issues, in the neighbourhood, regarding drainage and flooding. The drains of this building go through the garden flat of no.20 and increasing the size and number of bathrooms will only increase the already large strain on the drainage infrastructure. We would need more evidence that the appropriate study has been taken to provide us with comfort and that the new drainage requirements are met.
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Application No:	Consultees Name:	Received:	Comment:	Response:
2023/4119/P	David Glock	25/11/2023 23:42:18	OBJ	CORRECTION It is clear that the plans are innacurate and possibly intended to deceive. They hide the proximity of the planned new building to the house at 24 Harley Road. The planning officer must come and see for themself how close this is. The plans misrepresent the position. Is this intentional fraud
2023/4119/P	Georgia Glick	25/11/2023 23:20:09	OBJNOT	I am on the top floor of 24 Harley road and my room overlooks 22b Harley road. I am concerned about the loss of amenity and reduced privacy, increased light and noise pollution from the proposed development as it much nearer to my bedroom. I will be significantly overlooked by the proposed building as it is higher and nearer to my room (and the plans are misleading as they show the proposed building as much further away, also the impact on 24 Harley road has not been considered at all in the proposals.

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/4119/P	Tanya Rubens	25/11/2023 22:18:09	OBJ	<p>I live in the Garden Flat at 18 Harley Road and my property is directly adjacent to the proposed development.</p> <p>I object to the current plans for several reasons:</p> <p>1) I do not see any mention of Third Party Insurance - I had just moved into my property in 2010 when there was the rebuilding of the UCL Academy School/Swiss Cottage Special Needs School complex which is at the end of my garden. Not only did cracks appear in my property but a 2 metre glass shower screen shattered when my husband was in the bathroom. There was no Third Party Insurance in place and as a consequence of this, there was no compensation and all costs had to be undertaken by ourselves.</p> <p>2) Our properties are in a conservation area and also there is a greater flood risk and possibility of subsidence - both of which have already caused issues in these properties.</p> <p>3) My bedrooms are on the back, facing the garden, there is already a bit of noise disturbance when the neighbours entertain outdoors. With the increased height and additional windows on the left elevation especially, we will be greatly inconvenienced with overlooking and lack of privacy. On page 22 of the Planning and Heritage Statement produced by Phillips Planning Services it indicates that the elevated roof would be visible from my garden but that as it 'is a long garden and this minor change would have no impact on the amenity of that property'. This is incorrect and the fact that the the proposed first floor window would be closer to my property than the existing windows and that the property will come further out and not be aligned with my garden room will definitely mean more overlooking and loss of privacy. Their conclusion that 'careful window placement also ensures that that privacy currently enjoyed by neighbouring gardens would also be maintained' is therefore incorrect in my opinion and the plans for the window placement need to be revisited to ensure this current privacy is maintained. ¿</p> <p>4) My husband works every day of the week from the garden room/outbuilding and taking into account the size of this proposed project, construction at this level will produce considerable noise and dust which will disrupt my husband's work environment which is located only a couple of meters away from our boundary wall.</p> <p>5) In the Design and Access Statement produced by Theis + Khan, on page 3, the photo labelled 'existing rear elevation No 20 on left + 22 on right' is incorrect. The boundary wall has been wrongly labelled as No 20 when it is No 18 is on the left and the photo shows what seems to be 2 people looking straight through the fence into my garden !</p> <p>6) My large oak tree has a Tree Preservation Order and the use of screw piles close to the tree could seriously damage hitting the roots and cause damage to the tree.</p>