

From: Christine Hoodith

Sent: Tuesday, March 19, 2024 11:06 AM

To: Planning

Cc: Peter Dawson

Subject: Planning applications: 23 Jeffreys St 2023/4700/T, 11 Jeffreys St 2024/0848/T, 17 Jeffreys St 2024/0849/T, 19 Jeffreys St 2024/0850/T, 29 Jeffreys St 2024/0851/T

We write to object to the above planning applications that have been made on behalf the Housing Association's property on Farrier Street, backing on to Jeffreys Street. Although the 2 large sycamore trees in our garden have not been mentioned in the applications, we still have very real concerns about the applications as they stand.

1. We accept that the residents of the Housing Association may have legitimate concerns about overhang into their property, but there has been no consultation with the owners of the trees. Surely the way to proceed in these circumstances is to consult and co-operate on the best way forward; not to do so is both discourteous and counter-productive.
2. The Applications are not accurately made. No mention, as we've said, about the trees at number 31, nor at number 21. Number 11, for which there is an application, has no trees, and there are actually 2 separate willows at number 23. So the lack of consultation has lead to some pretty wild guesswork about how many trees there are and where they are sited; this alone should invalidate the applications, we would have thought.
3. The residents of Jeffreys Street have separately - and carefully - managed the trees over the years to maintain adequate shape and screening and with the health of the trees in mind. We last had the trees at number 31 cut back in April last year, and have always been scrupulous about managing the impact on wildlife, and also on the residents and property on the other side of the fence.
4. It would have been helpful to have clear pruning diagrams for each tree. We gather that in the past rigorous pruning by the Housing Association has been over-zealous, reaching well beyond the boundary line and threatening the health of the trees. We would need absolute assurances that this would not happen again. Mention of "most appropriate" pruning points on "or adjacent to" the boundary line are too vague to reassure us on this point.

5. This well-established line of mature trees in a heavily built-up urban area is a vital asset to *all* residents, contributing to cleaner air, biodiversity and aesthetic enhancement. We would be keen to work with the Housing Association to maintain them as such.

We hope that these objections - and others I'm sure - will be carefully listened to, and that the Housing Association can be encouraged to enter into a constructive dialogue with the residents of Jeffreys Street.

Kind regards,

Christine Hoodith and Peter Dawson
31 Jeffreys Street, NW1 9PS