

Dear Sir,

re: 2013/6955/P 40 Frogmal Lane

I wish to comment on this application, and although it is late, wish it to go to Members Briefing on 31st March 2014.

All my comments in my previous objection to the application to form vehicle access to 40 Frogmal Lane from the side road still stand. The pedestrian access now proposed through the listed boundary wall will still destroy the pleached trees.

I can safely say that the drawings presented in both applications are inaccurate to the point of active deception:

- In the latest drawing the pleached tree branch height (at its underside) in the vicinity of the proposed pedestrian access door ranges from 2.97-3.10 metres.
- * Today, with no leaves on the trees and after recent pruning to retain the pleaching effect, I measured the branch underside height in the vicinity of the proposed doorway to range from 1.80-1.85 metres.

This means in winter anyone over 5 foot 10 inches will have to duck to get through the proposed doorway which will have to open back into the garden, not out into the road, and will also risk breaking off next year's buds. In summer, only a child could pass through without ducking.

I see in the Officer's Delegated Report to Members Briefing:

"Local residents have raised concern that the proposal would impact on the line of pleached trees.

This is not considered to be the case. The installation of the gate would involve limited ground works so the tree roots would not be disturbed. The gate pier is located 0.6 metres from the closest tree and the trees have relatively small canopies. The distance between the tree and the gate is sufficient to ensure there would be no damage to the tree."

This indicates 2 things.

1) Either Camden's now sole Tree Officer concerned with Planning issues was not consulted (this I suspect as the Planning Officer clearly does not know what pleaching is and has not been enlightened), or the Tree Officer is extremely busy and relied on drawings that he believed to be accurate.

2) The Planning Officer either cannot see the faint lines inaccurately representing the pleached trees on the drawing and thus forgot about them, or believes the drawings to be accurate but has failed to look at the pictures presented by the neighbour clearly showing that the pleached trees are so low that they will be destroyed.

"...relatively small canopies" when the canopies are joined (that is what pleaching is) and stretch almost the entire length of the road makes no sense.

I beg those in Members Briefing and the Inspector if this goes to Appeal to consider the sincere wishes of the neighbours and weigh up the deception in the drawings and the permanent effect upon this historic and much loved scene.

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