



2013/5584/P

Address: 5 Wedderburn Road NW3

Description: Boundary wall and gates

Case Officer: Rachel Miller

Dear Ms. Miller,

Please refuse this application. It would be a s=disaster for the conservation area and set an entirely new precedence for development. Please see facts below.

WEDDERBURN ROAD – SOUTH FRONTAGES

Wedderburn Road slopes steeply downhill from north to south. Consequently, front garden walls on the north side are higher and do not obscure the houses, while on the south side they are much lower.

There are 4 cross-overs in Wedderburn Road on the south side: one to the east side of number 1, double cross-overs at numbers 3 and 5, and a cross-over to the garage of number 15. The famous London Plane Tree is on the island between the 2 inner cross-overs of numbers 3 and 5 Wedderburn Road.

None of these cross-overs currently have gates.

3 Wedderburn Road would never have gates as this would compromise the gate post subsumed into the London Plane tree: a particularly significant feature of Wedderburn

Road. To allow 5 Wedderburn Road to have gates would imbalance the 2 double cross-overs and frontages of these 2 houses.

The planning application is not adequate and the drawing does not follow the sizes of each current cross-over: the gate widths are too wide. It seems the western gate post of the eastern cross-over has been moved westwards (1 paving slab width away from the pavement side edge), making the gap here seem bigger than the existing cross-over would allow (see photograph). The drawing could only be fulfilled if both cross-overs were widened and the eastern gate post of the western cross-over moved eastwards, resulting in an imbalance with the cross-overs for number 3.

Since a new eastern-most gate post would be right up against the TPO London plane tree, this is bound to move somewhat in the future. If a gate were given permission to be placed here, this means that when it jams or the gate post moves, permission will be sought from the current or future owners to fell the tree. This should be prevented now by refusing permission for the gate.

All other south side pedestrian and side entrances to numbers 7, 9, 11, 13 and 15 Wedderburn Road do not have gates, apart from number 9 side entrance and number 11 entrances; these have small permanently open iron gates. Burlington House pedestrian patient entrance to the Hospice has iron gates which tend to remain closed.



Burlington House
Wedderburn Rd east side cross-over

1 Wedderburn Rd entrance

1



3 Wedderburn Rd east cross-over

3 Wedderburn Rd west cross-over

5 Wedderburn Rd east cross-over



5 Wedderburn Rd west cross-over 7 Wedderburn Rd entrance 9 Wedderburn Rd entrances



11 Wedderburn Rd entrances 13-15 Wedderburn Rd entrances 15 Wedderburn Rd frontage & garage.

Summary of Objections:

- To
 - i) avoid setting a precedence for this road and
 - ii) avoid harming the TPO London plane tree from deep foundations for reinstatement of the removed gate post to support a gate, and
 - iii) avoid future requests to fell the TPO London plane tree when the gate jams or the gate post moves due to their proximity to the growing tree

please refuse any gates in any material to both cross-over entrances to 5 Wedderburn Road.

- Please condition that the central front wall remains *at the same height* (or lower) as well as same bricks if it is to be re-built. This is not adequately described within the application.
- To balance the 2 frontages (walls and cross-overs) of numbers 3 and 5, please ensure the western gate post of the eastern cross-over is returned to its previous position if the central front wall is re-built.
- To protect the TPO'd London plane tree, either refuse permission for a gate post to be re-built here or, ensure any foundations are shallow and hand-dug under supervision of an arboriculturalist, the proposed work plan first checked by Camden Tree Officers.

- To protect the TPO'd weeping ash tree in the centre of the driveway from soil and root compaction while work on the front wall and driveway is being undertaken, insist on an adequate protective barrier around the tree's RPZ agreed to by Camden Tree Officers. This developer has already provided inadequate protection for this tree from having stacks of bricks, bags of sand and cement and other materials stored over this tree's roots.
- Please ensure the driveway is made of a permeable material and receives a professional wash annually to ensure it remains so, according to SUDs legislation. The lower part and bend in Lyndhurst Gardens, which Wedderburn Road drains to, has already flooded heavily in 1975 (see Camden Flood Report 2003) and less so in subsequent heavy rainfall, and run-off needs to be reduced as much as possible.
- Ivy and a hedge has already been removed from the front wall. This reduces the SUDs for this property and alternative water-retaining shrubbery should be a condition.

Yours sincerely,

