

Re: 5 Wedderburn Road NW3 5QS 2013/5584/P and 2013/5636/L

Please refuse the building of gates across the 2 entrances to 5 Wedderburn Road at the site of the cross-overs. While residents of Wedderburn Rd are very concerned about setting an ugly precedent they would prefer to avoid in this road, my main objection is in regards to the TPO London plane tree sited on the boundary with 3 Wedderburn Road.

The eastern-most gate post of 5 Wedderburn Road immediately by this tree has already been removed. If a gate was given permission here this would require a replacement gate post with deep foundations, particularly if it supported a wooden gate with an electrical opening/closing mechanism. Deep foundations would harm this magnificent and loved tree; a particularly special feature of Wedderburn Road.

Since a new gate post would be right up against the TPO London plane tree, this is bound to move somewhat in the future as the tree continues to grow. 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 by the current or future owners to fell the tree. Please avoid future requests to fell this tree by refusing permission for the gate now.

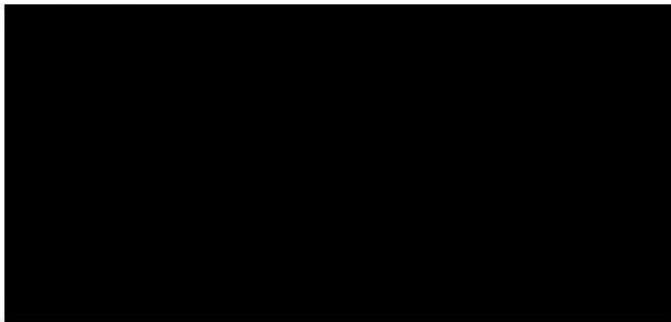
While requesting you refuse any gates in any material to both cross-over entrances to 5 Wedderburn Road, I also have other concerns:

- To protect the TPO'd London plane tree, please also 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 experienced 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, please condition that an adequate protective barrier is placed 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


(photograph enclosed).

- The lower part and bend in Lyndhurst Gardens, where ground water and surface water from Wedderburn Road drains to, has already flooded heavily in 1975 (see Camden Flood Report 2003) and less so in subsequent heavy rainfall. Run-off therefore needs to be reduced as much as possible. While I would prefer a garden to a driveway, this cannot be required or enforced. Please however ensure the driveway is made of a permeable material and receives a professional wash annually to ensure it remains permeable, according to SUDs legislation.
- Ivy and a hedge have already been removed. This reduces the SUDs for this property and alternative rainwater-retaining shrubbery here should be a condition for re-building of the wall.

Many thanks








Sent from my iPad

Dear Rachel,

 would like to object to high gates being erected at number 5 Wedderburn Road. The reasons for our objection are as follows:

1. High gates are not part of the streetscape of Wedderburn Road and would spoil the integrity of the road.

2. They would cause even more traffic hold ups and be potentially dangerous.

3. They would certainly cause damage to a very old and beautiful oak tree.

Regards

