

[REDACTED]

From: Michael Brod [REDACTED]
Sent: 05 August 2015 20:10
To: Planning
Subject: 28 Belsize Lane - tree application 2015/4255/T - Sycamore T3

New house at 28 Belsize Lane - tree application 2015/4255/T - Sycamore T3

I'm writing as director of Belsize Property Management Ltd, the freeholder of 26 Belsize Lane - in response to your 27th July notification as above - removal of sycamore tree.

I object most strongly to the removal of this significant tree, for the following reasons:

- * This Sycamore tree T3 is a large and important tree, and an important part of the outlook from the flats in this building. The tree is an important part of the mature screen of trees at the rear of the properties in this area, including Waterhouse Close, 11 Rosslyn Hill, Air Studios and flats, The World Girl Guides Association, Belsize Court flats, and Nos 26 to 18 Belsize Lane.
- * The tree is visible from the public arena in Belsize Lane and from Lyndhurst Road, and forms part of the Conservation Area's character.
- * The tree removal is linked to the construction of the new house at No 28 Belsize Lane - 2014/4163/P and 2010/3112/P. The planning permission for the new house includes a commitment to retain this (and other) trees, supported by expert arboricultural reports, so this application is an afterthought, proposed by a newly appointed arboriculturalist.
- * The reason given for removing the tree, is that the reconstruction of the dilapidated boundary wall with Waterhouse Close is not possible with the tree in place. There is no supporting information to justify this - structural engineer's drawings have been provided without any explanation, but these drawings are predicated on the tree's removal. It is perfectly feasible to retain the tree by using more expensive 'bridging' foundations, and this has not been looked into by the applicant.
- * Detailed landscape and tree proposals were agreed by the applicant with Camden, as part of the planning permission process for the new house, and including retaining this tree. This process would be undermined if the applicant is allowed to nibble away at the approved proposals by removing trees one-by-one, notwithstanding the promise to plant replacement trees.
- * Although the applicant has full contact details for us as her neighbours, no attempt has been made to consult with us about the removal of this significant tree. I suggest that the real reasons for removal are firstly the additional expense of 'bridging' foundations for the new boundary wall (which has not been looked after for years), and secondly the applicant's wish to reduce overshadowing of her rear garden and the back of her house.

Michael Brod - Director
BELSIZE PROPERTY MANAGEMENT LTD
Company Registration Number: 2023627
Registered Office: Flat 3 – 26 Belsize Lane – London NW3 5AB
telephone [REDACTED]

[REDACTED]

From: Michael Brod <[REDACTED]>
Sent: 05 August 2015 20:35
To: Planning
Subject: 28 Belsize Lane - tree application 2015/4255/T - Sycamore T3

New house at 28 Belsize Lane - tree application 2015/4255/T - Sycamore T3

We're writing as owner/occupiers of Flat 3, 26 Belsize Lane - in response to your 27th July notification as above - removal of sycamore tree.

We object most strongly to the removal of this significant tree, for the following reasons:

- * This Sycamore tree T3 is a large and important tree, and an important part of the outlook from our flats. The tree is an important part of the mature screen of trees at the rear of the properties in this area, including Waterhouse Close, 11 Rosslyn Hill, Air Studios and flats, The World Girl Guides Association, Belsize Court flats, and Nos 26 to 18 Belsize Lane.
- * The tree is visible from the public arena in Belsize Lane and from Lyndhurst Road, and forms part of the Conservation Area's character.
- * The tree removal is linked to the construction of the new house at No 28 Belsize Lane - 2014/4163/P and 2010/3112/P. The planning permission for the new house includes a commitment to retain this (and other) trees, supported by expert arboricultural reports, so this application is an afterthought, proposed by a newly appointed arboriculturalist.
- * The reason given for removing the tree, is that the reconstruction of the dilapidated boundary wall with Waterhouse Close is not possible with the tree in place. There is no supporting information to justify this - structural engineer's drawings have been provided without any explanation, but these drawings are predicated on the tree's removal. It is perfectly feasible to retain the tree by using more expensive 'bridging' foundations, and this has not been looked into by the applicant.
- * Detailed landscape and tree proposals were agreed by the applicant with Camden, as part of the planning permission process for the new house, and including retaining this tree. This process would be undermined if the applicant is allowed to nibble away at the approved proposals by removing trees one-by-one, notwithstanding the promise to plant replacement trees.
- * Although the applicant has full contact details for us as her neighbours, no attempt has been made to consult with us about the removal of this significant tree. I suggest that the real reasons for removal are firstly the additional expense of 'bridging' foundations for the new boundary wall (which has not been looked after for years), and secondly the applicant's wish to reduce overshadowing of her rear garden and the back of her house.

Michael & Kitty Brod
Flat 3
26 Belsize Lane
London NW3 5AB
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 05 August 2015 13:38
To: Planning
Subject: 2015/4255/T - Strong Objection

Subject: 2015/4255/T

To whom it may concern,

I would like to register my outright objection to the proposed tree removal which would devastate not only the view from the back of the building but would also destroy the serenity and environment of the surrounding area.
The tree in question stands higher than our 4 story building and there is nothing that could replace its size, presence or privacy it offers. I would be shocked to think that English Heritage would allow such a thing.

Please give your urgent attention to this matter.

Regards,

Tommaso Mancuso
26 Belsize Lane
NW3 5AB
[REDACTED]

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