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Head of Planning
London Borough of Camden Development and Management
Camden Town Hall Extension
Argyle Street
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Our ref: JMS/te

1 March 2016

Dear Sir/Madam

Fairfax Mansions, 167-175 Finchley Road, London NW3 6LB
Planning Application on Behalf of Fairfax Mansions LLP
Proposed Alterations in Existing Car Park

I act on behalf of Fairfax Mansions LLP and attach for your attention an application for full planning permission for enhancement works to the existing car park at the above address to include the removal of five trees which are the subject of a Tree Preservation Order (but which are causing severe subsidence) and associated landscaping mitigation works. Accordingly, I attach the following documentation which forms the planning application.

- (i) The completed application forms, signed and dated;
- (ii) A copy of the Ownership Certificate and Agricultural Land Declaration, signed and dated;
- (iii) A copy of the Site Location Plan;
- (iv) A copy of Existing Car Park Layout (Drawing Ref: 1793-01);
- (v) A copy of Proposed Car Parking Arrangement (Drawing Ref: 300B);
- (vi) Detailed Landscape Proposals prepared by Elwood Landscape Design (Drawing Ref: SIGN/253/7-001C);
- (vii) A copy of a Tree Survey Schedule prepared by Simon Jones Associates;
- (viii) Photographs of the Application Site;
- (ix) Letter dated 30 September 2015 from JELF Insurance Brokers regarding subsidence;
- (x) Copy of Survey Photographs in respect to Subsidence Report;
- (xi) A copy of the Community Infrastructure Levy Form, signed and dated.

Please note the relevant application fee has been paid electronically via the Planning Portal.

I would be grateful if your Council could note the contents of this letter in its consideration of the planning application.

Registered office:
Valley Farm
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Company No. 09829806

The Application Site

The application site comprises an area of car parking at the rear of Fairfax Mansions at 167-175 Finchley Road, London N3 6LB. The area of car park is situated on the southern side of Finchley Road (A41) and to the west of Fairfax Road. The car park is accessed from a private road from Fairfax Road. The car park currently comprises gravel and loose earth with no demarcated spaces. The car park directly abuts the imposing bulk of Fairfax Mansions and is poorly lit and is currently the focus of antisocial behaviour including extensive fly-tipping. This is evidenced in the photographs of the site which are attached separately. From a review of the photographs, the proximity of some of the trees to the existing buildings can also clearly be noted.

The Proposal

The enclosed planning application seeks to enhance the existing car parking area through various works to include designated visitor and disabled spaces and, allocated areas for refuse storage etc. The application proposal also seeks to upgrade and tarmac the car park (construction details included on Proposed Car Parking Arrangements drawing 300B) to provide 21 dedicated car parking spaces to include 8 visitor bays, 1 dedicated motorcycle bay and 2 disabled assistance bays. The proposed works will therefore result in highway safety enhancements to the site.

The application proposal also proposes to install barriers at the car park entrance and egress to prevent unlawful parking and also to minimise fly-tipping. From the photographs attached as part of the planning application, it can be seen the car park suffers from significant fly-tipping problems which provide environmental hazards, encourages mice, rats and other vermin and is visually very unsightly.

The application also proposes the removal of five trees which are the subject of a Tree Preservation Order (TPO ref H5). These trees are causing subsidence to the existing adjacent properties to the extent that the properties can no longer be insured against subsidence. This is confirmed in the supporting submissions to this application.

As a consequence, the trees have to be removed because of their damage to Fairfax Mansions. Consequently, in mitigation the applicant proposes a detailed landscaping scheme to include the planting of replacement trees. This includes, the planting of one *Carpinus betulus* and 12 *Carpinus betulus* '*Frans Fontaine*' which will result in an increase in the number of trees onsite. The Tree Survey included prepared by Simon Jones Associates assesses the quality of the five existing trees to be removed. These are all, rated as Category 'C' (Trees of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm) with one exception which is a Sycamore tree which is one of the closest trees to Fairfax Mansions, which is rated Category 'B' (Trees of moderate quality with an estimated remaining life expectancy of at least 20 years).

Whilst the removal of trees which are the subject of a TPO is normally to be avoided, in this instance, the trees in question are now having such a significant adverse effect and impact on the structure and underpinning of the existing adjacent properties that their removal is necessary. This is illustrated in the attached photographs and the confirmation from the client's insurance company that the properties are no longer insured against subsidence. As a consequence, there are justifiable grounds for the removal of the TPO'd trees. However, as explained, in order to offset the loss of the trees, the applicant is proposing a comprehensive landscaping scheme for the site to include 13 replacement trees. It is considered that this is sufficient to offset the loss of the TPO'd trees.

In respect to enhanced lighting, the applicant wishes to enhance the current poor quality of the car park through new lighting. The applicant is happy for this to be dealt with via condition.

I trust you find the attached application in order and I look forward to receiving confirmation of registration of the application shortly. Should you wish to discuss this application, please do not hesitate to contact me at this office on 01986 785 038.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Julian Sutton', with a stylized flourish extending to the right.

Julian Sutton
JMS Planning & Development

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