



Dear Ms Smith

Further to my submission of comments /objections on the above cited planning application, I would like to add, as evidence, two online articles on the harmful effects of concreting over part of the garden in both no. 12 and 14 Savernake Road.

The applications believe that they are doing no harm at all by concreting over a few metres of their already small gardens, but they are contributing to a trend that, if not controlled by planning laws, will hasten the extinctions of thousands of species of insects and birds (the bee is already almost extinct in London – I have not seen one this entire summer for the first time in 26 summers that I have lived here) and increase the likelihood of flooding and subsidence, not to mention the reducing the very 'green environment' that attracted the applicants to this neighbourhood to begin with (according to an applicant, it was the leafy green area in the middle of the city).

The rest of the people in this building have no gardens and we depend on flat A's garden to help us feel surrounded by nature, not to mention for oxygen and to absorb the rainwater.

Yours sincerely

Joyce Glasser

14 Savernake Road
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**I would like to add the following two articles to
my comments on planning application
2016/4146/P**

Paved gardens massively increase risk of flooding in your neighbourhood

Traditional lawns allow water to soak into the soil

- [Helen Carter](#)
- Friday 26 December 2014



Insurance company LV= found that, on average, the amount of green space paved over was 24.2sq m per household

More than a million homeowners in the UK paved over part of their garden last year, dramatically increasing the risk of flooding in their neighbourhood, a survey has found.

Insurance company LV= found that, on average, the amount of green space paved over was 24.2sq m per household – almost the same size as two parking spaces. It warned that if the trend for covering gardens with impermeable materials continues, traditional lawns could become a thing of the past.

More than half of respondents said the main reason for paving over a garden is to create a patio, while nearly a third said it was to build a parking space. Thirty per cent wanted to cut garden maintenance.

Paving over gardens causes a problem for floodwater run-off because a traditional lawn allows water to soak into the soil. On hard surfaces, water builds up in roads and valleys and makes drains overflow.

Since October 2008, installation of impermeable paving greater than five metres square has required planning permission. Yet one in eight homeowners admitted they had inadvertently breached this ruling, risking a fine.

London – where the streets are paved with gold, and the gardens with cement

<https://www.theguardian.com/environment/2011/jun/08/london-gardens-parks-paved>

A London Wildlife Trust report shows the capital is greying, with green spaces increasingly paved over or built on.

If the garden of England is Kent, then its front drive may well be London, according to a survey that shows the capital's householders and landlords are paving over front gardens, erecting sheds and decks, and cutting down trees.

The biggest survey ever conducted of private space in the capital, taken by the London Wildlife Trust, shows it is getting greyer – threatening its reputation of being one of the world's greenest cities because of its extensive public parks and gardens.

The city is losing the equivalent of two-and-a-half Hyde Parks of greenery a year from its private, domestic gardens – about 3,000 ha (7,410 acres), says the report. It goes on to say that this is undermining wildlife and adding to the "heat island" effect, which sees temperatures in cities much higher than in the countryside and contributes to drainage problems as water floods more quickly into drains.

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[The report](#) compared city-wide aerial surveys taken in 1998 and 2006, and found that domestic gardens make up nearly 24% of the city's total area, or 37,900 ha. Of this, about

22,000 ha, or 14% of the city, is covered with lawns and tree canopy. The report estimates that there are around 2.5 million trees in private gardens.

But as a result of changing fashions in garden design and management, the area of plant-covered land dropped 12% during that period, while the area of hard surfacing increased by 26%.

The survey also found that Londoners were fast discarding their lawnmowers to build sheds. The area of lawn decreased by 16% and that of new garden buildings increased by nearly 55%.

Although the report was not detailed enough to identify which boroughs were destroying their gardens, suspicion fell equally on both rich and poor boroughs. Anecdotal evidence suggests that London's greener outer suburbs, where gardens are around 10 times larger on average than those in inner city boroughs, are increasingly paving over their green space as a fashion statement. However, landlords in inner city boroughs may be turning to concrete in order to avoid paying for garden upkeep.

"The speed and scale of the loss is alarming," said Matthew Frith, deputy chief executive of [London Wildlife Trusts](#). "Collectively these losses detrimentally affect London's wildlife and impact on our ability to cope with climate change. It's never been more important that Londoners understand the value of the capital's gardens."

The reasons suggested for the decline of the garden green space include insurance companies insisting that trees are removed to avoid claims for subsidence, the infilling of large gardens to provide building land space, consumer pressure to make gardens look more like living rooms and the rise of the shed as a home working space.

"There has been a great gap in our knowledge about London's private gardens. People are taking more interest in wildlife gardens but everyone can do something to make London greener," said report author Chloe Smith.

According to Smith, nearly two thirds of all London's front gardens are now covered with hard surfaces, whereas back gardens have around 33% lawn and 22% hard cover. "An area of vegetated garden equivalent to 21 times the size of Hyde park was lost between 1998 and 2006," she said.

Surprisingly, the survey shows that the 2.5m garden trees in London cover nearly 6,700ha, or 4% of all greater London. This makes London technically one England's largest privately owned forests, bigger than Sherwood, and around one third the size of all the woodland owned by the National Trust.

If all the public gardens and parks of the capital are included, London would almost certainly be one of the greenest mega-cities in the world. A study of 386 European cities in 2009 found green space coverage averaging 18.6%.

Other British cities including Leeds and Edinburgh are thought to be comparable to London with around 25% garden cover, said Smith.

- The following correction was printed in the Guardian's Corrections and clarifications column, Friday 17 June 2011. Owing to an editing error, a report said that a [London Wildlife Trust survey](#) found the capital losing "the equivalent of two and a half Hyde Parks of greenery a year from its domestic gardens – about 3,000 hectares (7,410 acres)". Analysing aerial photos from 1998-99, the survey found that vegetation made up 25,000ha of garden land; photos in 2006-08 showed shrinkage to 22,000ha. So in a decade about 300ha was lost yearly. The period 1998-2006 saw annual loss of about two and a half Hyde Parks, the park being about 140ha/350 acres (Concrete jungle: how London's gardens are being plastered with parking and patios, 9 June, page 3).