

Head of Planning
London Borough of Camden Development and Management
Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

Our ref: JMS/te

19 August 2016

Dear Sir/Madam

Fairfax Mansions, 167-175 Finchley Road, London NW3 6LB
Application For Tree Works: Works To Trees Subject To A Tree Preservation Order
Application On Behalf Of Fairfax Mansions LLP

I act on behalf of Fairfax Mansions LLP and attach for your attention an application for tree works for the removal of five trees which are the subject of a Tree Preservation Order (TPO ref H5) and 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 form, signed and dated;
- (ii) A copy of the Site Location Plan;
- (iii) A copy of a Tree Survey Schedule prepared by Simon Jones Associates;
- (iv) Detailed Landscape Proposals prepared by Elwood Landscape Design (Drawing Ref: SIGN/253/7-001D);
- (v) Photographs of the Application Site;
- (vi) Letter dated 30 September 2015 from JELF Insurance Brokers regarding subsidence;
- (vii) Copy of Subsidence Survey Report;
- (viii) Further Structural Appraisal prepared by Bruce Cufley & Partners (sent separately due to file size).

Please note that no application fee is required in this instance.

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



The Application Site

The application site comprises an existing 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 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 clearly be noted.

Background to Application

The submission of this application for tree works follows a previous application for enhancements to the existing car park at the above site to include the removal of the five TPO trees with associated landscape mitigation work (LPA Ref: 2016/1290/P). This application was submitted in March 2016 and was assessed by James Remington, (the Council's Tree Officer) before being dealt with by Raymond Yeung. Officers have confirmed that the proposed removal of the trees and the proposed landscaping mitigation are considered acceptable. However, Officers questioned the appropriateness of regularising car parking at this location and accordingly, could not support the previous application. Officers advised that the previous application be withdrawn and a separate application simply for the tree works be submitted. Accordingly, the Applicant has taken this advice and now proposes an individual application solely for the removal of the five TPO trees onsite which are causing severe subsidence to the existing property.

The Proposal

The application 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.

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 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 replacement trees. It is considered that this is sufficient to offset the loss of the TPO trees. This has previously been confirmed by James Remmington of your Authority.

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



Julian Sutton
JMS Planning & Development

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