

S Minnis
Flat b, 1 Regents Park Road
Primrose Hill
Camden
London, NW1 7TL

Planning Solutions Team
London Borough of Camden
2nd Floor, 5 Pancras Square
London WC1H 9JE

7th December 2016

For the attention of Kristina Smith, case officer.

Application Nu: 2016/5615/P

Dear Kristina

I'm writing in objection to the Revised tree survey 30th November 2016.

Their suggested plans show they want to block access to the communal garden for all of the residents. This is not only a breach of our tenancy agreements and also unlawful but they wish to use land they do not own as a dedicated mixing and cleaning area and as the site access covering the garden in plywood board over plastic sheeting which means they would kill the grass and wild flower garden.

The site and subject tree was inspected on 27th May 2016 when the tree was wrongly identified as a common lime tree when the species is a Sycamore tree. I brought this inaccuracy and my queries into the validity of the Arboricultural Impact Assessment to your attention in my objection letter of the 15th November. A new revised version of the Arboricultural Assessment has been submitted on the 30th November which the only change has been the reclassification of the tree to a Sycamore. I still believe that this fundamental inaccuracy in identifying the tree species brings into question the quality and care taken when undertaking this assessment and simply changing the name of the tree species is clearly a way to cover the first bungled report.

2.0 The Proposal

Construct new hard and soft landscaping to the front and rear of the house

The leaseholders of 1A do not own the surrounding land of this property and would be in breach of their lease if they change any part of the surrounding garden area front or back.

11.0 Tree Pruning Works

11.1 Minor tree pruning is recommended for good arboricultural practice and to ensure reasonable clearance from the proposed construction. The pruning described in the Tree Survey Schedule with Recommended Tree Works at Appendix 1 will not adversely affect tree T1 or its contribution to local amenity.

13.2 2. Any future tree pruning works are unlikely to be over and above those generally accepted as good arboricultural practice in this urban environment.

The tree is the property of Camden council as is also the land and any tree pruning and maintenance can only be carried out by Camden council and is not permitted by any other persons of company and would be a breach of the leaseholders agreement.

20.0 Ground Protection

20.1 A provision has been made to install ground protection between the edge of the proposed development and the tree protective fencing. This provides adequate working space to permit the safe and practical completion of construction works whilst protecting the rooting environment of the subject tree (position and specification shown in Appendix 2). The ground protection will remain in place for the duration of the development, including the removal of any existing structures.

21.0 Site Access/Hard Surfaces

21.1 The existing footpath into the front of the site is suitable for site access during demolition and construction and little or no damage is anticipated to the root system of the subject tree.

The proposed installation of ground protection is in the only access area to our flats and the communal garden and is not ether an adequate space for building works or is the land owned by the leaseholders of 1A and would be a breach of our and their leases to block access in this area.

19.0 Tree Protective Fencing

19.1 Tree protective fencing is used to ensure that the RPA of the subject Sycamore tree is safeguarded. These measures may also be employed to protect areas of ground for new landscaping.

19.2 The positioning and specification of the fencing is shown in Appendix 2. In this case, the default specification of BS 5837 consisting of fixed Heras fencing would be effective.

19.3 The protective fencing will remain in position for the duration of the development, including the removal of any existing structures. Clear signs will be attached to the fencing once erected – suggested wording will be ‘Construction Exclusion Zone No Access’.

The proposed tree fencing will not only block access to the tree but also our assess to the planting area surrounding the tree. The fencing and no access signs are a clear breach of our tenancy agreements and 1A leaseholders agreement to block our usage of the garden.

26.0 Soft Landscaping/Boundary Fencing

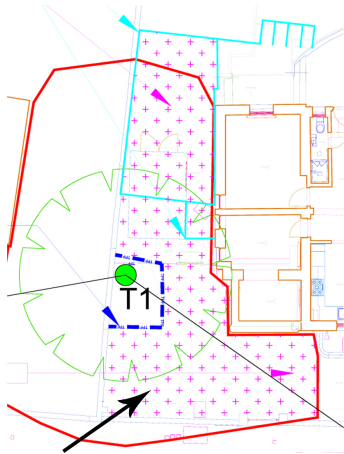
Unwanted vegetation will be removed manually or using contact herbicides that will not damage existing tree roots.

There is no unwanted vegetation in this garden as I have been maintaining the garden with the permission of the buildings owners and the other residents of the building and no chemical herbicides have been used in this garden as has been suggested in the revised tree survey.

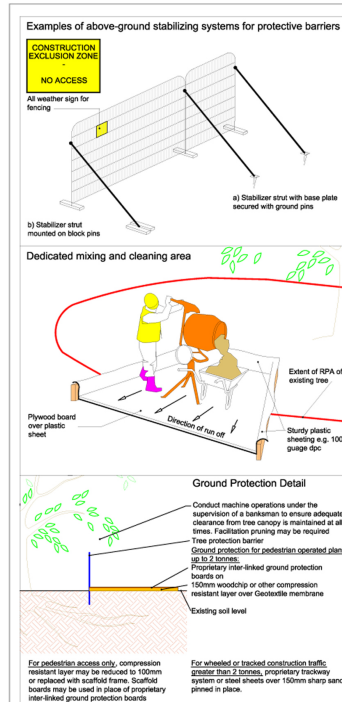
The planned build and surrounding works will not only block our thorough access to the building and gardens it will compromise the residents access to our flats as we have older residents living here. It will also be unlawful in breaching our tenancy agreements. The whole building works will compromise the building and our homes and we feel should not be approved.

Yours faithfully,

S. Minnis



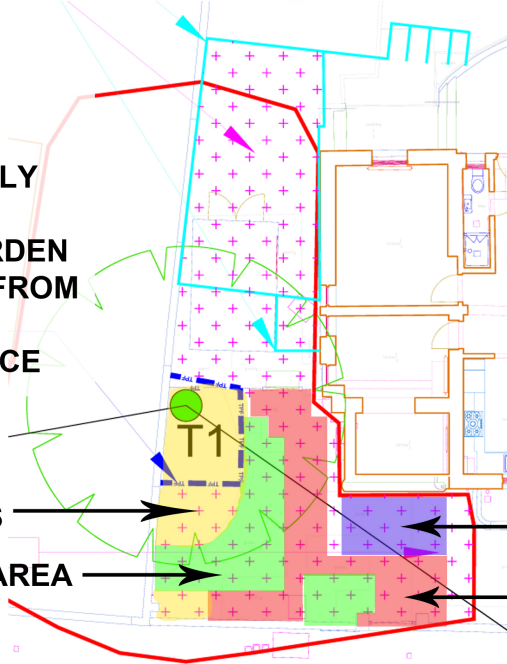
THE PINK AREA IS THE PROPOSED GROUND PROTECTION AND ACCESS TO THE BUILDING WORKS. THIS CONSISTS OF PLASTIC SHEETING AND PLYWOOD BOARDING. THEY ALSO WANT TO USE THIS SPACE AS A DEDICATED MIXING AND CLEAN AREA



THE PROPOSED ACCESS AREA WILL COMPLETELY DESTROY OUR COMMUNAL GARDEN AND BLOCK US FROM USING OUR COMMUNAL SPACE

PLANTS AND WILD FLOWERS

GRASSED AREA



STEPS

PATHWAY