

Gentet, Matthias

From: Oxford, Gerry
Sent: 01 August 2017 12:03
To: Planning
Cc: Bell, Nick
Subject: FW: Planning Application 2017/4037/T 244 Camden Road NW1 9HE

Guys can you put this on the system.

Thanks

Gerry Oxford
Tree and Landscape Officer

Telephone: 020 7974 4983



From: Margaret Harvey [mailto: [REDACTED]]
Sent: 01 August 2017 11:53
To: Bell, Nick <Nick.Bell@camden.gov.uk>; Oxford, Gerry <Gerry.Oxford@camden.gov.uk>
Subject: Planning Application 2017/4037/T 244 Camden Road NW1 9HE

Dear Messrs. Bell and Oxford,

David Blagbrough, Chair of the Camden Square Neighbourhood Association CAAC, suggested I write to you both about this planning application to fell trees in our Conservation Area. 244 Camden Road is a property of some five flats two of which have access to the back garden which is pebbled and has five mature trees.

The owner of the property has applied to have all 5 trees felled giving no reason. All 5 are very healthy but are slightly overgrown due to the fact that the owner has never had them lopped.

The five comprise:

2 elder

1 laurel

1 magnolia

1 lilac (referred to as 'unknown')

One thing that surprises me about the application is that what there is has been heavily redacted and all that can be seen is a very rough free hand drawing of the position of the trees.

Because of this, I would like to ask the Council about the rationale for the removal of these trees, hence my email to you both.

My property overlooks part of the garden at 244 Camden Road. These beautiful trees provide a haven for birds, absorb noise and pollution from Camden Road and give us a lot of privacy.

I did see the owner measuring the area a few weeks ago and suspect he is looking to either extend his property or erect a detached studio.....

It is sad that only two of us in Camden Mews have objected so far to this in spite of the fact that all the close neighbours have had letters.

Is there a possibility we could get a Tree Preservation Order slapped on some or all of these trees?

Being in a Conservation Area, can the owner just have them removed?

One of the points made in the Conservation Area Appraisal and Management Strategy is that

"The green spaces and trees are critical to the quality of the area. Many trees are mature;

planning for maintenance and reinstatement is an important and on-going concern."
(Section 8 of the Appraisal)

The Management Strategy also notes that

"back garden development, where it can be seen from the public realm, will be resisted, in order to preserve green gaps within streetscapes and views along rear vistas. (Section 7 .4)

And in relation to rear gardens that

"Development which results in the loss of private open spaces is unlikely to be acceptable if it is considered to harm the contribution of these spaces to the character and appearance of the conservation area.

Particular care should be taken when considering development within rear gardens in prominent positions, for example those on corner sites, where the visual impact of a proposal may be greater. (Section 7.11)

I would value your thoughts on the above and any help or support you could suggest or offer. The consultation period ends on the 9th August, 2017.

Thank you.

Best wishes,
Margaret Harvey
95 Camden Mews
London NW1 9BU

