
From: Thuaire, Charles
Sent: 15 October 2018 17:24
To: Planning
Subject: FW: URGENT - WATER HOUSE = 2018/4523/P 1 of 2 emails

Objection for m3/trim

Charles Thuaire
Senior Planner

Telephone: 020 7974 5867



Sent: 15 October 2018 15:23

Subject: URGENT - WATER HOUSE = 2018/4523/P 1 of 2 emails

Dear Charles

I appreciate you have been on leave and busy with many other applications since your return, so we are sorry to be writing to you with yet another problem relating to the Water House but we note the deadline for comments is this Thursday 18th October so time is running out.

We note the terms of Condition 5 require:

5- Before the relevant part of the work is begun, full details of hard and soft landscaping and means of enclosure of all un-built, open areas shall be submitted to and approved by the local planning authority in writing. Such details shall include details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

As you are aware, on receipt of a planning alert to discharge Condition 5 2018/4523/P, my husband and I registered our objection in principle on 28th September 2018. The only submission from the Applicant was a Kate Gould Landscape Master Plan No: 106298 Rev A dd 10/9/18. No other details of the materials, excavation depths of the proposed hard landscaping works or construction methodologies were provided despite substantial landscaping works over the half acre site.

Since then we have both made every effort to follow up with the owner, his wife, his architect and latterly, the project director, in an effort to resolve the situation to everyone's satisfaction without involving the Council. But this has proved a fruitless exercise as we note the only addition information uploaded on the Council's web portal since then are details of wild flower planting.

We are therefore left with no other option but to involve you by emailing you a folder of information for the Council's consideration that is relevant to our objection. Given the size of the files I will send this under

separate cover. This includes an email from my husband to Mr Leonard Lewis dated 1 October that sets out the issues very clearly and proposes a positive way forward that regrettably has not, to date, been adopted.

It seems very important that before the Council considers this Application it goes back to this Applicant and requires this most basic information is provided so that a full assessment of potential landscaping impacts on the correct asymmetric RPA for our Beech tree can be properly evaluated.

We would be willing to withdraw our objection on receipt (via the planning process) of full details of the landscaping works that our arboricultural consultant can then consider to ensure these works will not compromise the long term health and viability of our Beech tree. These would then become part of the conditional discharge as set out in point vi) below.

Under the circumstances we would be grateful if you could confirm safe receipt of this email (and the attachments in the email to follow) and ensure all the information provided in both emails is uploaded to the Council's web portal.

With thanks and regards

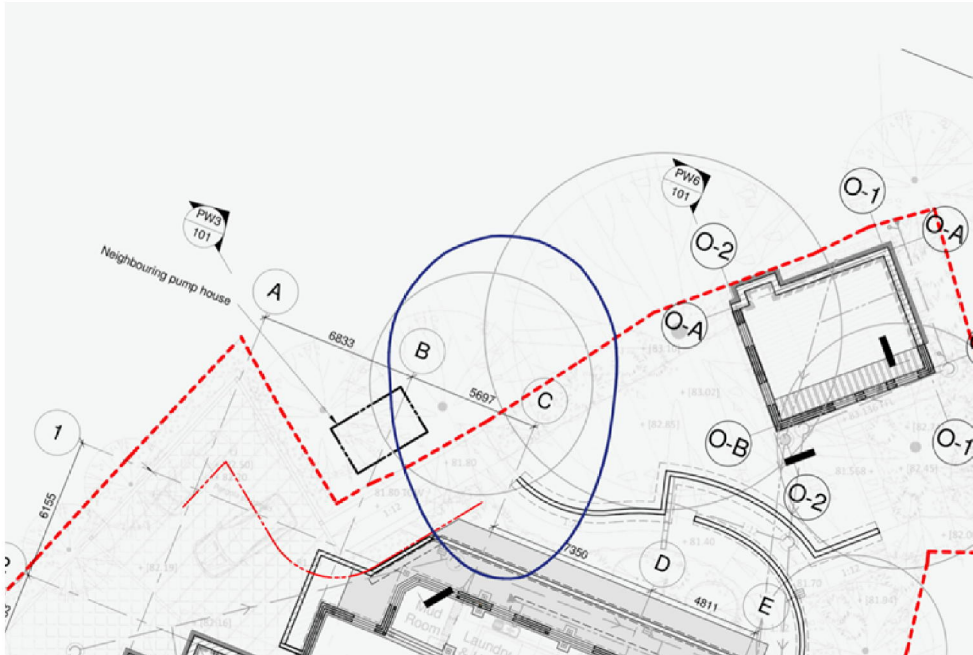
Karen & Anthony Beare
49 Fitzroy Park N6

To summarise:

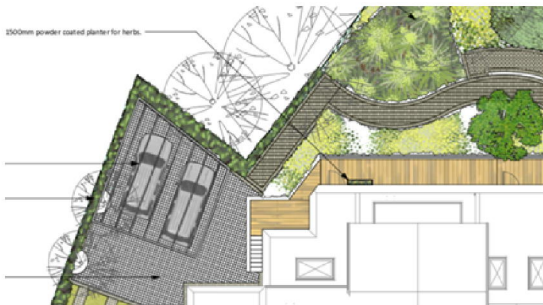
i) Our primary concern is potential construction impacts to our beech tree roots in the rear garden of the Water House where landscaping works along 40% of our boundary are proposed. (Full size drawings are included with the documents emailed under separate cover.)



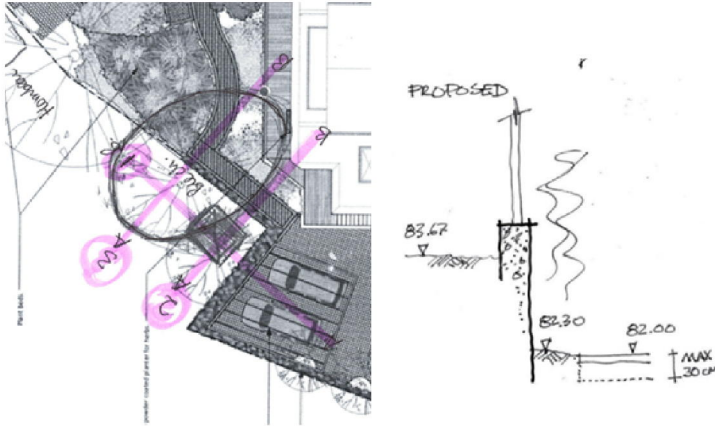
ii) In order to resolve the professional disagreement as to the extent, if any, of Beech roots in their rear curtilage we paid for Peter Barton Associates to undertake an expert root radar survey in July. We used Peter Barton in part because of his professional relationship with Adam Hollis from Landmark Trees who uses him on other projects and trusts his professional reputation. Peter Barton's findings were unequivocal. Significant Beech tree roots exist below their rear lawn as shown by the blue outline in the screen shot of the CAD drawing here, compared to the Applicant's drawing in grey beneath. Peter Barton's full report is also included in our supporting documents for your information.



iii) We sent all this information to the Applicant's team in early August (and thereafter two further times) but, to date, they have inexplicably not adopted the correct location of the tree or the extent of its asymmetric RPA. This can be seen most recently here on the Kate Gould Landscape Master Plan No: 106298 Rev A dd 10/9/18.



iv) After a discussion with the architect on 28th September we requested three cross sections showing the extent of works across our boundary as per the sketch below. Please note our ground level is 1.5m higher than the Water House on the corner by the pool plant room. KSR sent some nominal boundary wall sketches (not to scale) but these have not been provided to the Council and omit the area by their proposed parking bays.



v) Despite this Application having gone on now for almost 18 months, and this particular issue since July, the Applicant's project director required access to our property last week for an engineering surveyor to check the location of the Beech tree trunk. In conversation with the surveyor on site it would appear the location we have adopted as above is accurate.

vi) As I have already explained we would very much like to resolve this issue in a positive way for all parties and copy here for your information the request we made to the Applicant on 1st October. As far as we are aware none of these action steps have been undertaken so we would request the Council urgently follows up with the Applicant to provide this information without further delay.

So, to summarise, we suggest the following actions steps:

- i) the Kate Gould Landscape Master Plan is updated to show the correct location of our beech roots;
- ii) the proposed hard landscaping works and other works are then overlaid on that Landscape Master Plan;
- iii) Kate Gould provides the exact details of the proposed works along 40% of our L-shaped boundary and, importantly, also provides the method statement for these works given that they encroach into our beech root protection zone; and
- iv) all these documents are sent to Camden so that they become part of the formal planning process.

As a courtesy, I have copied Kate Gould and Louise Goodman in to this email for their information.

This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer. See our new Privacy Notice [here](#) which tells you how we store and process the data we hold about you and residents.

This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer. See our new Privacy Notice [here](#) which tells you how we store and process the data we hold about you and residents.