

**From:** Karen Beare [REDACTED]  
**Sent:** 21 March 2019 03:10  
**To:** Thuairé, Charles [REDACTED]  
**Cc:** Little, Tom [REDACTED]; Vicki Harding [REDACTED] Harley  
Atkinson [REDACTED]; Kathy Lambie [REDACTED]  
**Subject:** Condition 7 - 2019/0666/P

Charles

Please see our concerns as listed below:

#### **1.2 Terms of Reference are incorrect.**

The CMP by Knight Build has been superseded by an alternative later iteration that has yet to be issued.

It is noted this document is referred to by Mr Hollis throughout the AMS, through no fault of his own, which regrettably renders his report untenable and unreliable.

We would respectfully suggest the AMS for this site should be revised to take account of the actual CMP, once adopted, not one that is now 3 years old.

#### **1.5 Site Supervision**

Mr Saadati, the owner, is currently undertaking a tendering process to instruct a contractor, so John Knight the MD from Knight Build, will not be nominating a site manager to oversee arbo matters as Mr Hollis states. **We note Tom Little is the Camden Tree Officer, and as a courtesy have copied him into this email.** I have also copied Vicki Harding of the Heath & Hampstead Society.

#### **3.3 Site Access, Accommodation & Storage**

3.3.2 the platform referred to has been shown by FPRA to be untenable due to level differences of 2.5-3m. Nor has Mr Hollis mentioned one of the only a handful of mature trees (along the FP frontage) that are to be retained on site has a TPO on it, and for the service platform to be constructed as proposed, the lower 2 metres of its trunk will have to be backfilled. We previously noted on this Knight Build CMP the location of this tree had also mysteriously been "moved" since the original arbo survey back in 2008. The correct position is much nearer the proposed platform. Given that only a handful of trees have been retained (out of a total of over 30) any risks to these trees during the CMP must be avoided at all costs.

#### **3.5 Changes in Grade**

We are extremely concerned that it is proposed a trench will be dug into RPAs to facilitate landscape grading. This should surely not be permitted given the very limited number of mature trees left on site. It is noted all retained trees to the front will be potentially impacted by ground levels being raised to create the new drive. The new access lies within the RPA of T2, which has a TPO on it. Increasing levels around all these trees has the potential to have a serious, detrimental impact on them.

#### **4.0 Summary of Proposed Method**

Despite T22 being retained, it has impacts of demolition within existing canopy & RPA, changes of grade, temporary platform and new landscaping. How this tree will survive this ordeal is beyond reasonable mitigation. T21 will be impacted by the reinforcement of a retaining wall.

**We believe T2 has a TPO on it yet no mention is made of this in the report.** Its location has been incorrectly shown on previous iterations of the CMP compared to the original 2008 arbo report.

As we have stated before for Condition 5 landscaping, **no attempt has been made to overlay the complex drainage plans to determine how these will impact on the theoretical tree replanting scheme.** As we have already suggested it is not possible for mature trees to grow successfully in swales. Nor would the swales then perform appropriately.

**The report also does not take account of any third party trees in any of the neighbouring properties** (No51, No55) or attempt to survey those trees that will be impacted by the 1000s of HGV movements we have previously calculated to be the equivalent of over 60 Jumbo Jets.

We would therefore respectfully request, before this condition 7 is discharged, the omissions and anomalies are addressed in full.

Kind regards  
Karen  
Chair FPRA

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