
From: Marfleet, Patrick
Sent: 07 April 2020 17:22
To: Planning
Subject: 2020/0001/P - SC - M3/Trim - 08/04/2020 - FW: 7 Oakeshott Avenue

Please upload to 2020/0001/P

Thanks

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The majority of Council staff are now working at home through remote, secure access to our systems.

Where possible please now communicate with us by telephone or email. We have limited staff in our offices to deal with post, but as most staff are homeworking due to the current situation with COVID-19, electronic communications will mean we can respond quickly.

Sent: 07 April 2020 15:54
To: Bell, Nick <Nick.Bell@camden.gov.uk>; Little, Tom <Tom.Little@camden.gov.uk>; Marfleet, Patrick <Patrick.Marfleet@camden.gov.uk>
Subject: 7 Oakeshott Avenue

[EXTERNAL EMAIL] Beware – This email originated outside Camden and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. If in any doubt contact InformationSecurityTeam@camden.gov.uk please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

This house was bought in late 2017. Since then, by way of separate applications to fell trees, the site has been cleared, ready to build this thoroughly out of character extension.

2018/1059/T saw a hornbeam go;

2019/4988/T a silver birch.

2019/1745/T a yew (I'm not sure this has gone yet; they may have it ready for accessing the building site they are hoping for)

2019/0073/T a conifer

This is four trees on a relatively small site. It is possible that had they applied for all of them at the same time, they would have been refused but each, individually, has been allowed.

In the case of 2020/0036/P 7 Oakeshott Avenue, there is a certificate of lawfulness application to build a large gym where a small shed once stood. It is not clear if a full Planning Application should have been made. It is clear that this will impact on the Root Protection Area of two trees marked on the plan. However there is no arboricultural report nor any proposal to mitigate the effects of building such a structure, on the trees. They should be submitted before any consideration is given to the application.

As for 2020/0001/P 7 Oakeshott Avenue, again there is no arboricultural report. It would seem that no account has been taken of the impact on any trees that may be left on the site. There is no indication. Although Oakeshott Avenue is a private Road, it is used by the public to go from Swain's Lane to Hampstead Lane. I myself, derive great pleasure from this stretch of road where the residents seem to take exceptional pride in their front gardens. In order to have a development of this size, it seems to me to be difficult to gain access without destroying the front garden. They already had permission to fell the yew (see above)

Finally, none of the applications take note of the Highgate Neighbourhood Plan. They have not taken into consideration DH2, DH3, DH4, DH5, DH6, DH9, DH10 OS2. This whole application is thoroughly unsatisfactory. it should be totally rethought and resubmitted.

In my view this is a deeply flawed proposal. The whole concept should be assessed within the context of all the applications. If they are all allowed, individually, it will substantially alter the character of the Conservation Area. 2020/0036/P and 2020/0001/P should be refused.

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