

From: IRWIN

Sent: 25 May 2021 17:23

To: Planning

Subject: Fw: Notification of Intended Works to Tree at 34 Courthope Road NW3 2LD - your ref 2021/2248/T

Development Management
Regeneration and Planning
London Borough of Camden

Ref: 2021/2248/T

Dear Sir/Madam,

I am writing as the resident owner of 29 Estelle Road in connection with the above application by Christine Fox of 34 Courthope Road.

The rear garden of our houses adjoin and the bay tree in question falls on Ms. Fox's side of the boundary between the two properties.

We have no in principle objection to Ms. Fox's desire to remove the tree - the tree overshadows Ms. Fox's garden.

However, we have received expert advice that removal of the tree and poisoning of the its roots risks eventually collapsing the boundary wall between the properties because the roots of the tree run laterally along the foundations of the wall. (See attached letter from Neale & Norden Consultants).

In early 2019 the then existing wall collapsed, probably as a consequence of age-induced instability as well as the pressure from the roots of the bay tree.

As neighbours we co-operated - together with the owner of 32 Courthope Rd - to share the cost of rebuilding the wall and the work was completed in the first half of 2019.

It would have made sense to fell the tree prior to the rebuilding if Ms. Fox had chosen to do so at that time.

But to agree on rebuilding the wall and then decide less than two years later to fell the tree, thus risking a second collapse, makes rather less sense.

As immediate neighbours we were pleased to cooperate and share the cost of the first rebuilding. To do it a second time will be a stretch.

We wish to put on record that in the event of a second collapse following removal of the tree and disintegration of the roots underneath the wall we will consider it reasonable to hold Ms. Fox liable for the cost of a second rebuilding.

Yours faithfully,

JG Irwin
29 Estelle Road
London
NW3 2JX

Attachments:

Expert letter from Neale & Norden Consultants

Photo from garden of 29 Estelle Rd of collapsed wall from early 2019

Photo of rebuilt wall, May 2019

Photo taken from garden of 32 Courthope Rd of tree root running laterally under the newly built wall, Feb 2021





JG Irwin
29 Estelle Road
London
NW3 2JX
25th February 2021

Dear Mr. Irwin

Boundary wall with 32 & 34 Courthope Road
Bay Tree

You have asked our opinion on the likely consequences for the brick wall of felling the bay tree growing in the garden of 34 Courthope Road at the point where the rear gardens of 29 Estelle Road and numbers 32 & 34 Courthope Road meet.

The roots of the bay have almost certainly weakened the foundations of the wall and may have contributed to the collapse in 2019.

The partial re-build of the wall (which you advise took place in the first half of 2019) appears stable now, notwithstanding the presence of the roots abutting and underneath the foundations.

However, I understand that your neighbor at 34 Courthope Road is considering cropping the bay tree and poisoning the roots.

The likely consequence of this action in years to come – probably 3 to 6 years - will be that the roots will rot and destabilise the brickwork above.

This may cause a fresh collapse and mean the wall needs rebuilding again.

As a practical matter I would recommend that the tree is kept under control with regular pruning but not felled altogether

In this way the wall will have a better chance of remaining stable for longer.

Kind regards,

Nick Norden

Partners:
Andrew David Neale Bsc(Hons)
Nicholas Roy Norden Dip Arch .Arch Assoc