

From: Miriam Baptist
Sent: 08 March 2022 11:52
To: Planning Planning
Subject: FW: 282 Finchley Road 2021/6220/P
Attachments: [H&HS Objection 282 Finchley Rd rear building by trees.doc](#)

Would you mind uploading and logging this objection please – thank you very much

Miriam Baptist
Planning Officer



The majority of Council staff are continuing to work at home through remote, secure access to our systems. Where possible please communicate with us by telephone or email.



[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious. Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. 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.

Dear Miriam Baptist,

Please accept the attached letter as an objection to this Retrospective Planning Application.

With all good wishes

Vicki Harding

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Dr Vicki Harding
Society Tree Officer
Heath & Hampstead Society





The Heath & Hampstead Society

The Society examines all Planning Applications relating to Hampstead and Hampstead Heath Fringes, and assesses them for their impact on conservation and on the local environment.

To London Borough of Camden, Development Control Team

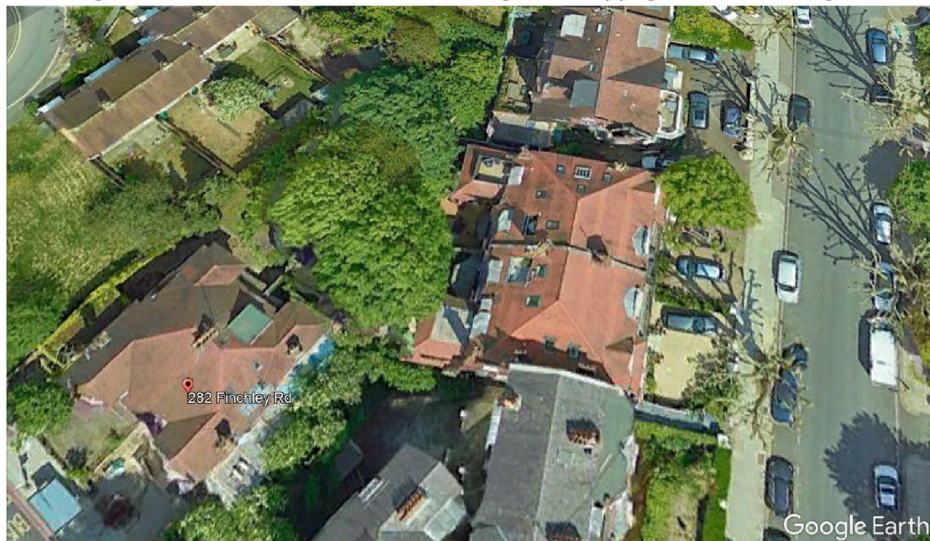
Planning Ref: 2021/6220/P
Address: Lyncroft Studios, Flat 1 282 Finchley Road
Case Officer: Miriam Baptist
Date: 7th March 2022

Minimal details have been supplied with this application, despite it being retrospective. Planning application ref 2021/6220/P states that the 'date when the work or change of use started' and 'date when the work or change of use completed' were both 1st November 2021. Building Control application No.: 20/6/06785 'Garden hut to be used for storage and occasional office use' however gives the Commencement date as 08 Aug 2016 and Validated date 23 Oct 2020.

The application states that there are no trees in the rear garden. This is not born out in a planning application by 2 Heath Drive that indicated a tree in the rear garden of 282 Finchley Road in 2010. Google Earth views and BING Bird's Eye views indicate trees in the rear area too. This is consistent from 1999 to the end of 2021 though it is hard to see exactly which garden they belong to.

Either way, this building has been built over the roots of the trees very close by and no details have been given about the way this has been achieved, nor what methods have been undertaken to protect the trees. If the site was hand dug and the building floor plate and structure placed on carefully sited screw piles then this could be fine, but we don't know. There has been no Arboricultural Impact Assessment.

Google Earth view taken summer 2020 indicating tree canopy right across the rear garden



Two BING 45° aerial views possibly taken summer 2020 demonstrating trees on or close to the site



We urge that this application be refused, that Camden Tree Officers be asked to review the impact of the construction of this building on trees in the vicinity, and the possibility of enforcement proceedings and eventual tree replacement explored if this becomes necessary.


In addition, we note that the Planning Permission obtained for 2019/4111/P '*Erection of single storey rear extension, installation of 2 x rooflights to rear and side roofslope*' stated in the Final Decision Notice that:

'All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.
Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.'


The existing and proposed front elevations are reproduced below, along with StreetView shots of the front of the building in July 2019 and August 2021. Please note changes to the render and woodwork colours, window frames and front door area, as well as significant thinning of the tree canopy behind which may be an indication of recent damage to the trees consistent with significant Root Protection Zone encroachment.

Thank you

Dr Vicki Harding, Society Tree Officer, Heath & Hampstead Society



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

GENERAL NOTES

1. **EXISTENCE**
 All dimensions and suitability of existing structural, masonry, concrete and foundations to be checked on site prior to commencement.
 Contractor to check site thoroughly & report any discrepancies.

2. **NOTICE**
 All materials & workmanship to be carried out in accordance with the relevant British Standards, Codes of practice & relevant building regulations.

3. **PERMIT TO WORK**
 It is owner's responsibility to fulfil their duty under the act. Under the terms and conditions of the above act it will be necessary for a **Party Wall Notice** to be served on the adjoining neighbouring property.
 No part of new works i.e. Foundations, walls or floors to cross the boundary.

4. **CDM REGULATIONS HEALTH & SAFETY**
 It is owner's responsibility to fulfil their duty under the act. Under the terms and conditions of the above act it will be necessary for an appointment of **CDM coordinator** for any works lasting more than 30 days.

5. **VENTILATION**
 Habitable rooms to have minimum 1m² floor area operable window doors for ventilation. Windows to habitable rooms to be fitted with trickle vents in frames during building in accordance with ventilation.
 Bathroom to have mechanical extract fan providing 15 litres per second extract rate.

6. **WINDOWS / DOORS**
 New windows to be double glazed to full window requirements. Any glazing to windows below 900mm from top level must be glazed with glass only to BS 6858.

7. **RAIN WATER GOODS**
 Half round down pipe connected to gully and earth down pipe discharging to sewer roof.

8. **EMERALD MARKING**
 Any drains / man holes discovered on site that are not shown on drawings must immediately be brought to engineer's attention.

9. **PERMITTED WORKS**
 • Door to rear door to be 2 in Fire Resistant with 'Break' Glass.
 • All other doors to rear entrance to be fitted with 'Break' Glass (doors marked 'B' only).
 • Concrete, masonry and copper roof cladding to be made with identifiably recycled concrete products linked back to local council supplier (option 1 only).
 • Vase escape windows to front facade as noted.
 • All steel work to be painted with intumescent paint giving min. 30 in the residence.
 All steel to be in accordance to BS 449.
 All steel to be protected with 2 coats of zinc rich primer before erection.
 All ground pins used to be in accordance with BS 5400.
 No work undertaken in the areas should be carried out until the plans and specifications have been checked by the local authority, and where written approval is required, it is the responsibility of the contractor to obtain it.

ALPHA STRUCTURES LTD
 Consulting Engineers
 23 Dunningdale Road, Rainham
 Isle of Sheppey, Kent
 TEL: 01858 88279
 MOBILE: 07720 10509

PROJECT:	187 FINCHLEY ROAD, MK17 7AD
DRAWING:	EXISTING & PROPOSED ELEVATIONS
CLIENT:	
DATE:	04/08/2019
SCALE:	1:100
DRS NO.:	E/2019/1/24
REV.:	DATE: 04/08/19



July 2019



August 2021