

From: Wen Quek
Sent: 03 July 2022 17:58
To: Planning; Wen Quek
Subject: 64-66 Argyle Street application ref 2022/2676/T

Thank you for your recent notification by post to me (as owner/occupier of Flat 3, 62 Argyle Street since 2001) regarding the above application of proposed work to fell the Sycamore tree (T2) located in the rear garden of No.64.

I submit my comments below on the application:

Incomplete application

So far, there is no supporting document uploaded onto the planning portal to substantiate the proposed work in a Conservation Area. Therefore, please clarify the basis on which the Council will be considering this application.

35 Argyle Square application ref: 2022/2675/T

As you have also posted to me notification of this other application at the same time, it would appear that the two applications are related as the applicant and agent of both applications are the same parties and the T2 Sycamore is mentioned in the Arboricultural Appraisal Report submitted as a supporting document for the 2675/T application.

The supporting documents indicate that the proposed works of both applications have come about due to an insurance claim related to subsidence damage to the basement of the Tankerton Works building at the rear of No.35 Argyle Square which is two properties away from No.64 Argyle Street where the T2 tree is located in its rear garden close to the boundary garden wall with No.62. Therefore, the rear portion of No.62 is in much closer proximity to the T2 tree than the Tankerton Works building and, having lived in my first floor flat for over 20 years, I am not aware of any damage issues that have arisen in my building which could have been caused by the T2 tree.

Please note that the T2, T5 and T6 trees highlighted in the Arboricultural Appraisal Report are mature trees that are much older than and pre-date the construction in 2004 of the Tankerton Works building which should have taken into account in its design the existence of these trees to mitigate the risk of subsequent movement and subsidence. These significant trees must not be endangered now as an unintended

consequence of the Tankerton Works development being allowed to be built in the first place.

Objections to application

I strongly object to the proposed felling of the T2 tree.

- If the Council were to use the 2675/T application's supporting documents to consider this application, neither the MWA Arboricultural Appraisal Report nor the Crawford Technical Report provide sufficient or conclusive evidence to support the felling of T2. The MWA report is declared as an initial appraisal report and only implicates T2 as "a likely contributory factor". The Crawford report assessed "no structural damage of any significance noted to external façade" (of Tankerton Works) and, in structural terms, the damage as falling into the "Slight" Category 2 of the BRE Digest 251. Therefore, the applicant has not provided strong technical justification to fell T2.

For your information, the former occupier of No.64-66 Argyle Street (St Mungo's) had in the past pruned the T2 tree. As suggested at the end of the MWA report, a way forward could be to put in place a management plan to periodically prune the T2 (and other trees identified in the report) and monitor building movement.

- The attached photographs show the importance of the T2 tree as a significant green amenity that needs protection under Policy A3 Biodiversity of the Local Plan.
 - Photo 01 is view of T2 (left) from my 1st floor window at No.62. Photo 02 shows proximity of T2 to rear of No.62. Photo 03 shows T2(right) with Tankerton Works (left), two properties away. Photo 04 is view of Argyle Walk with T2 (left) behind wall.
 - The existing mature trees (of which T2 is the largest, being taller than the surrounding 5-storey buildings) mark out Argyle Walk as a beautiful part of the green infrastructure and character and appearance of the Conservation Area. The Walk is well-used and enjoyed by locals and visitors alike, drawn to amble along it by the progression of big trees which line it.
 - As a local resident living within 10 metres of T2, I experience at first hand its contribution to local health and well-being – trees "improve air quality, absorb carbon dioxide and help to regulate city temperatures". Furthermore, T2 offers shade and cooling to our south facing rear facades in summer and visual privacy between neighbouring properties.

To conclude, I urge the Council to resist the loss of T2 through this proposed work. T2 is evidently a tree of “significant amenity, historic, cultural and ecological value”. Please consider protecting T2 and the other significant trees on Argyle Walk with TPOs so as to preserve them as green assets for Camden for the long term.

Regards,

Wen Quek
Architect FRSA







