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**Sent:** 12 August 2022 02:57  
**To:** Tom Little  
**Cc:** Planning  
**Subject:** Addendum to 2022/2613/T

Addendum to Comment on 2022/2613/T. (The TPO) at 1/1a Lupton Street.NW5

The right course of action would be to monitor the repaired drainage not fell the Lime tree.

The survey by Innovation - has been misinterpreted - between causation and effects.

Indicating damage being “causation of long term leaks”?? Instead - **Leaks** which would have virtually “**irrigated**” the Lime tree - by attracting rootlets seeking moisture - in a series of dry summers - most especially in '21 & now in '22. & as London weather patterns are showing longer dryer summer periods and wetter? in winter - which hopefully will compensate. ( & with disastrous shrinking of the clay without those vital wet periods). I.e. the extra long hot dry summer of 1976, which followed a very 'dry' winter.

The survey which conflates removing “vegetation” applicable to the recent blockage and the very extensive failure of a long defective old drain. The very extensive range of cracking and joint displacement shown on the survey - once repaired properly (& is noted in the report, by the 'resin' relining which has since been fitted there recently.) makes it entirely unnecessary to destroy the Lime tree..

The repaired result cannot presage any significant subsidence; certainly not like what clearly took place maybe over 40+ years ago, (when the garden level was undercut to access the 'new' patio created at lower ground level.) Thus predating the conditions which kept the new low level garden, wetter adjacent to the drainage - by contrast to the higher levels of parched clay subsoil around the Lime - a garden of two levels with a growing tree aptly finding all the water it needed because it was **down there**.. It thus achieved it's current size and fine form.

The amount of drain water escaping over so many years provided a consistent water source.

The shrinking of the clay many years before, would probably have given rise to those early cracks and damage etc.

& Tiny rootlets at that distance couldn't have 'forced' their way into their own virtual "drinking fountain"! And never needing to dehydrate the building's foundations.

Specifically the rootlets from the distant and very long established Lime tree (some 50 years old) and would only be relevant now - for any risk of subsidence if many metres closer to the drains.( Whether now or years ago. A mature Lime tree needs much less water annually - when no longer putting on growth.

The very minor high level crack in the external brickwork at the corner of bathroom on rear elevation can in no way be associated with the presence of the long-established Lime tree growing at some 9+metres distant. The crack is probably a settlement issue or relates to the bathroom usage. Once the crack is resin sealed, it should be stable with the drain below it sorted out. Also the patio slabs can be relaid correctly with confidence, after so many years.

I hope all parties will see that this solution meets all the requirements and saves a fine featured tree - very much improving the ambience of the Conservation Area..

Here shown in 2016/17 prior to it's handsome pruning and re-defining of the crown.



Stephen Coe