

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/4174/T	Andrew	12/10/2022 11:13:16	SUPPRT	<p>I am the owner of flat 4, 8 Compayne Gardens which is located on the first-floor left side front and rear of the building. Unfortunately, a large vertical crack appeared about three years ago in my bathroom up one side of a wall and also partly on the ceiling above the window area. It is unsightly and needs repairing, though until the source of the problem is resolved it would be unwise for me to make any remedial repairs. It has already been established that the Lime tree located in the neighbours front garden at number 10 is extracting water from the clay and soil which the surrounding buildings are built upon. I have owned this flat for 20 years and it is only now that climate change is directly affecting the area where my flat is situated. The loss of a tree would be sad, however there are many very large and well-established trees lining Compayne Gardens so if this Lime tree was removed it would not be so detrimental to the immediate area and would lessen the absorption of the limited resource of ground water. I understand another option may be to reduce the tree height, as has been done previously but in this case, I strongly believe a permanent solution is necessary. The current subsidence issue caused by the Lime tree is actually affecting at least 5 individual homes at 8 Compayne Gardens, so I sincerely hope this planning application will be approved.</p>

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2022/4174/T	Mrs Piggott	13/10/2022 01:47:49	SUPPRT	<p>To clarify, there is extensive and worsening subsidence damage to five flats, one flat can no longer be tenanted as a direct result. In order to avoid the loss of rental income, two flat owners have felt forced to claim subsidence insurance with temporary repairs authorised by surveyors. A third flat is currently processing a subsidence insurance claim. With some landlords overseas it is unclear whether the remaining flats have also been affected. There is equally worsening external damage to the front and side to the building with concerns regarding public liability and a further onsite survey arranged for November. All these areas are summarised below.</p> <p>The comments from CRASH unfortunately overlook 17 months of technical monitoring and water tabling that clearly evidence the reasons for the subsidence to no 8. From the outset the lime tree was surveyed and acknowledged as the most likely proximate cause of the damage. This was then confirmed by the arborist MWA Ltd. The Council require up to 12 month of level monitoring to show seasonal movement to compare the wetter winter period with the tree dormant against the drier summer months when the tree becomes active and extracts the moisture from the soils causing desiccation. Equally the survey identifies large roots underneath foundations, other vegetation and the recommendation for a bay tree to be felled which has already taken place as authorised by the Council.</p> <p>The suggestion of 'tree maintenance' by CRASH is at odds with the survey which specifically explains that if heavily pruned to control the water content, this can result in "decline and ultimate death." In turn that could create a further risk to all adjacent buildings. At 17.0 high and with such close proximity especially to three buildings, each with multiple flats, it is unclear why the tree is viewed as an 'amenity' by CRASH. The tree branches almost touch the windows of several flat at no 10. In the event of a future storm which, in the past have pulled down trees across the NW6 and NW3 areas, its sheer size including height, width and depth should be viewed of concern to residents and the general public.</p> <p>The survey suggests another species of tree could be considered to maintain a green conservation area – and one which will not be harmful to buildings and land.</p> <p>Summary of subsidence to five flats at no 8 Compayne Gdns:</p> <p>Ground floor Sept 22: Extensive brickwork cracks to the front-facing flat prevented a window from opening, with the frame hitting the wall on the inlet. Builders had to shave down the twisted frame to avoid it cracking and confirmed the damage was due to subsidence. An insurance claim is now underway.</p> <p>First floor The front-facing flat has such deep gaps that daylight can be seen through the brickwork and the floor is dipping. Numerous subsidence cracks repaired, plastered and painted a couple of years ago across windows, ceilings and walls are re-appearing as well as spreading across other rooms. It has remained untenanted for a significant period as a direct result. Another first flat has extensive and worsening subsidence cracks.</p> <p>Second floor Two flats carried out temporary repair works across several of their rooms in March 2022 and Sept 2021 to avoid tenancy voids whilst ongoing subsidence monitoring ensues. Both claimed on insurance which confirmed subsidence damage. Cracks are re-appearing and worsening.</p>

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External damage

To the side and front of the building the concrete ground is raised upwards with numerous cracks, deepening crevices and broken slabs. These have become a hasard to residents and visitors, the issue of public liability should be considered.
