

PLANNING COMMITTEE A – 30 November 2022

ADDENDUM TO OFFICERS REPORT

Item N0: 1

Reference: TPP/0680/21

Address: 70 Hillside Gardens

Amendment to the committee report replace from

If it is concluded on the balance of probabilities that the oak trees' roots are the 'effective and substantial' cause of damage or alternatively whether they 'materially contributed to the damage' and that the damage would be addressed by the felling of this tree, there may be a compensation liability (in the application submissions it is indicated that the repair works for **30 Cromer Road** may be in excess of an extra £30,000 if the subject oak tree is retained) if consent for the proposed tree felling is refused.

To

If it is concluded on the balance of probabilities that the oak trees' roots are the 'effective and substantial' cause of damage or alternatively whether they 'materially contributed to the damage' and that the damage would be addressed by the felling of this tree, there may be a compensation liability (in the application submissions it is indicated that the repair works for **70 Hillside Gardens** may be in excess of an extra £30,000 if the subject oak tree is retained) if consent for the proposed tree felling is refused.

Item N0: 11

Reference: 22/0502/FUL

Address: 13 Wycombe Gardens NW11 8AN

- Two further objections have been received since publication of the report (from 22 Holford Road and 11 Wycombe Gardens respectively), both raising particular concern over the potential for the new basement to exacerbate drainage issues in adjoining properties
- The current proposal differs from the approved scheme only in that it extends forward under the footprint of the existing house and to the side, which is already a passageway laid to hardstanding. This will be continued to operate as passageway at ground level with a partially glazed walkway. The basement will not be extended any further rearwards than what has already been approved.
- As such, the variation from the approved scheme will not result in the loss of existing green space or land which currently contributes to the attenuation of surface water and so is not considered to have any material consequence (relative to the extant approved scheme) in respect of drainage issues at neighbouring properties.