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Planning Department
River Park House
225 High Rd
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3 June 2024

BAYNESANDMITCHELLARCHITECTS

Dear Daniel Boama,

76 WESTON PARK, LONDON, N8 9TB

We are writing to you in relation to the above property that currently has a planning application awaiting a decision from Haringey Council (Reference number: HGY/2024/1029). This application is due for determination 07/06/24.

As you will be aware, a comment has been logged on the application by a neighbouring resident at 78 Weston Park in relation to a common lilac. The proposed kitchen extension of 76 Weston Park that is currently under consideration will require the removal of this shrub in order to facilitate its construction. The lilac is made up of multiple stems growing out of the party line and encroaches into the garden of No.76. This is evidenced on the attached drawing that shows where the main stems of the shrub sit in relation to the proposed plan. It has been allowed to grow over a number of years whilst not being maintained by No. 78, which has led to it blocking a large amount of light from the North side of both properties. No.76 have continually cut back whatever stems have encroached into their garden. The multi stemmed shrub does not constitute a tree and therefore should not be afforded protection or taken into consideration when determining the application. We hope that you would share this view.

In order to maintain neighbourly relations No.76 have offered to cover the cost of purchase and installation of one or more mature replacement lilacs or other similar shrubs to address the concerns raised in the comment. Whilst it is appreciated the replacement will not be of the same scale of the current overgrown lilac, it would be substantial and within a few seasons would be established. This also affords the opportunity for a relocation of the shrub to wholly within the demise of No.78 and to a more appropriate location to minimise loss of light, should this be desired.

We are contacting yourself in advance of the determination to ensure that you are aware we have taken steps to address the neighbour's concerns and that we believe this falls entirely within a neighbourly matters discussion, therefore having no bearing on the current application under consideration. Should the council hold a differing view, we would appreciate the opportunity to discuss minor amendments prior to its determination, rather than for the application to be refused on these grounds.

Please let me know if you have any queries.

Yours faithfully,
Jack Harding

on behalf of Baynes and Mitchell Architects Ltd