



**DRAFT**

Dear Sir

**16/00295/CONDT2 | Details submitted to discharge conditions in relation to planning ref: 16/00295/FULL1 Condition 19- Details of a scheme of landscaping | Matilda House Hillbrow Road Bromley BR1 4JL**

We object to this application, which seeks to regularise the failure of the original developer to implement his own landscaping scheme which was part of the original set of documents upon which permission was sought and given. Approved conditions were provided in Drwg No: 5462-01 Rev E titled "Proposed Site Plan, Site Location Plan" received 14th October 2016 and [uploaded](#) here

The key issues of the original landscape scheme were the proposed large trees at the front of the property which would have provided effective screening. These were:-

- 1No. Quercus Robur Fastigiata.

The usual version is 'Koster' which grows to 17-22m tall.

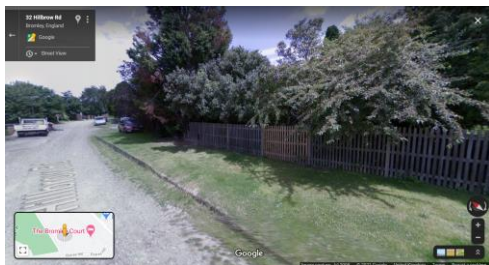
<https://www.barcham.co.uk/store/products/quercus-robur-fastigiata-koster#treeSpecificationTab>

Plain Quercus Robur Fastigiata which is not commonly used in hard landscaped areas still grows to 15-20m

<https://www.vdberk.co.uk/trees/quercus-robur-fastigiata/>

- 2No. Sorbus aucuparia 'Fastigiata' which grows up to 8m  
<https://www.rhs.org.uk/Plants/97177/Sorbus-aucuparia-Fastigiata/Details>

Before the development of Matilda House and the neighbouring St Peter's Heights, Hillbrow Road benefited from an abundance of trees most of which have gone on account of these developments. Today the street scene is very hard and as such we consider that the original landscaping plan is essential to mitigate the loss of original trees and to soften the view. The pictures below show before and after: -



This new application is an attempt to avoid the developer's own commitment to soften the street scene – the 3 large trees are missing from the [latest landscaping plan](#) which is the subject of this application. It was the developer himself who suggested these large trees be planted and the same developer who has failed to plant them to the cost of residents and anyone using the road.

### **Other issues**

#### Fence on front boundary

The proposed scheme references a wooden fence on the front boundary. The plan states this to be both 1.5m tall and in another place, 1.3m tall. This contradiction should be resolved. In any event, we believe anything above the PD height of 1m would be excessive and further harden the street scene.

The fence does not yet exist and we suspect is unlikely to be built. In order to avoid further difficulties, it may be best for this situation to be clarified before a decision is made.



Above: clearly no fence on front boundary

### Existing shrubs

A number of shrubs have been planted on the front boundary. Those to the left of the property (as seen from the road) are in poor condition and as such do not, we assert, fulfil the original planning condition which thus needs to be addressed: -



Above: shrubs on the left: dead, dying, stunted, topped.



Above: for comparison, shrubs on the right are generally healthy

We believe this application should be refused and enforcement action taken to require the trees as originally proposed to be planted.

Yours faithfully

For Ravensbourne Valley Residents

### **Appendices**

The original (approved) and proposed landscaping scheme are shown below but better resolution is obtained using the links above



