



TDC Planning Services <planning.services@thanet.gov.uk>

Objection OL TH 19 0802

11 December 2019 at 17:59

To: TDC Planning Services <planning.services@thanet.gov.uk>, "annabel.hemmings@thanet.gov.uk"
<annabel.hemmings@thanet.gov.uk>

Dear Sir,

I wish to object to the above application for the following reasons.

Impact on adjacent listed buildings.

The application site is within a conservation area, a group of 4 listed buildings, and within the grounds of a pair of listed buildings - East Northdown House and adjoining Barns listed in their own right. (now part converted by the applicant to an ancillary annex - known as Mockett's cottage.) A residential development here in the grounds of this ancient grade 2 listed manor house and grade 2 listed outbuildings would have deleterious effect on their setting. The construction of a two story triple garage is already spoiling this setting which has remained unchanged for at least two centuries - see photos attached. Likewise listed building consent has been granted for the existing garage (grade 2 listed) to be converted to residential use (but not planning permission) These works will also irreversibly spoil the character of this building and the setting of the other 3 adjacent listed buildings in the group of 4, if implemented. The farmhouse and barn opposite form another group of two listed buildings, and their settings will also be impacted by any development albeit to a lesser extent.

The only access to the application site is by a narrow access way past East Northdown Cottage, for which the applicant was granted an easement intended for his sole domestic use of the garden land for East Northdown House only. The primary use of this accessway is to East Northdown Cottage, for whom it is the sole means of access, and immediately abuts their cottage. The use of this access for any additional traffic would have a very deleterious impact on East Northdown Cottage. The applicant pays no contribution towards the maintenance of the side access way, and he fails to keep his hedge cut back forcing vehicles to go dangerously close to the cellar and fabric of East Northdown Cottage.

Access up the 'estate' road.

The main private road from George Hill Road past East Northdown Cottage and East Northdown House is also narrow in parts, and does not meet highways standards for an adoptable road. As such, it can, in planning policy terms, only serve around 5 houses without the road being improved to an adoptable standard - there are already 6 houses, the farmbuildings and barns and 3 annexes served by the road. It is also a public bridleway and additional use, without improvement would put users such as dog walkers, and children catching the loop bus from Friend's Corner in jeopardy. Highways officers have confirmed that the road could not in fact be improved to an adoptable standard without widening the road to allow two carriageways and two footpaths and unimpeded sight lines along its length and at the junction with George Hill Road at Friend's Corner. This in turn could not be achieved along the lower part of the road without widening, which would necessitate the knocking down of the significant road side walls and some of the listed buildings that abut the road. These are not in the applicant's ownership, and the applicant does not contribute to the road maintenance and has refused an offer of an option to make improvements to the upper section of road, at his own expense, to safely serve any new developments on his land with an access way of an adoptable standard that would meet highway required standards.

The option offer, would have included the necessary right and easements to improve other infrastructure necessary for the development, such as laying of mains drainage, which is not currently available to this part of East Northdown. The bulk of the infrastructure charges should fall on the developer of the new properties, not be forced upon the existing householders as the applicant is seeking.

Tree preservation order woodland.

Much of the applicants grounds form part of a TPO wooded area. Various applications have been made over the years to fell dead and dangerous trees with in these wooded areas. Like other heritage assets and listed buildings the LPA has a statutory duty to protect such trees and woodlands. Any trees removed as dangerous, must be replanted and replaced. This is a standard condition, but these conditions have not been enforced correctly and the majority of the area originally covered by the Tpos have been cleared little by little through successive applications etc., without any replanting being undertaken - any trees that fail, also have to be replaced. The trees are also doubly protected by virtue of being in a conservation area and the curtilage of listed buildings.

An option has been offered to the applicant - to come up with a suitable landscaping scheme for his developments and ancillary improvements to the access road that would meet with planning officers and tree officers

recommendations, and then to provide land for any replacement planting needed to compensate for any trees lost through the overall development, according to planning and tree officer recommendations and conditions. As with the access option, this very conciliatory offer on my part has not been taken up by the applicant, who has instead preferred to continue his dispute with me, the access owner.

Northdown Park

Northdown House is also a listed building, the park is enjoyed by local people and inappropriately designed new houses around the fringes of the park would spoil the appearance of this area from the park and the settings of the listed buildings within and around it.





regards

William Friend

5 attachments



IMG_0003.JPG
1808K

-  **Check tree preservation order online - Thanet.pdf**
540K
-  **Fittreport1994.pdf**
2129K
-  **14 apllc.pdf**
2539K
-  **19 02 18 offer plan.pdf**
292K

[illegible]

Protein Fuel is a complete
13 OUT-OF-THE-BOX USE

Possible Accesses for Residential Use

Area for Possible
Comparative AnalysisCommercial Use
Access Paths

only through the 2001 efforts. This has a number of advantages. Companies will be able to be compensated for any price changes that they incur. They will also be able to pay out less if the price of the commodity falls. This will be a significant benefit for companies that are not able to hedge their price risk. The 2001 efforts will also be a significant benefit for companies that are able to hedge their price risk. The 2001 efforts will also be a significant benefit for companies that are able to hedge their price risk.

Journal of Management Studies, 1986, 23(1), 7-10.

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NOTICE OF APPLICATION FOR WORKS TO
PROTECTED TREE

Proposed tree works at: East Northdown House, East Northdown, Margate, Kent

Notice that: Mr P Miles

Applying to THANET DISTRICT COUNCIL for consent to:-
See attached schedule

Members of the public may inspect
A detailed copy of:

- The application, and
- Other documents submitted with it
- At the **THANET GATEWAY PLUS, CECIL STREET, MARGATE**, 9am – 6pm Monday to Friday (8pm on Thursdays) and 9am – 5pm on Saturdays.

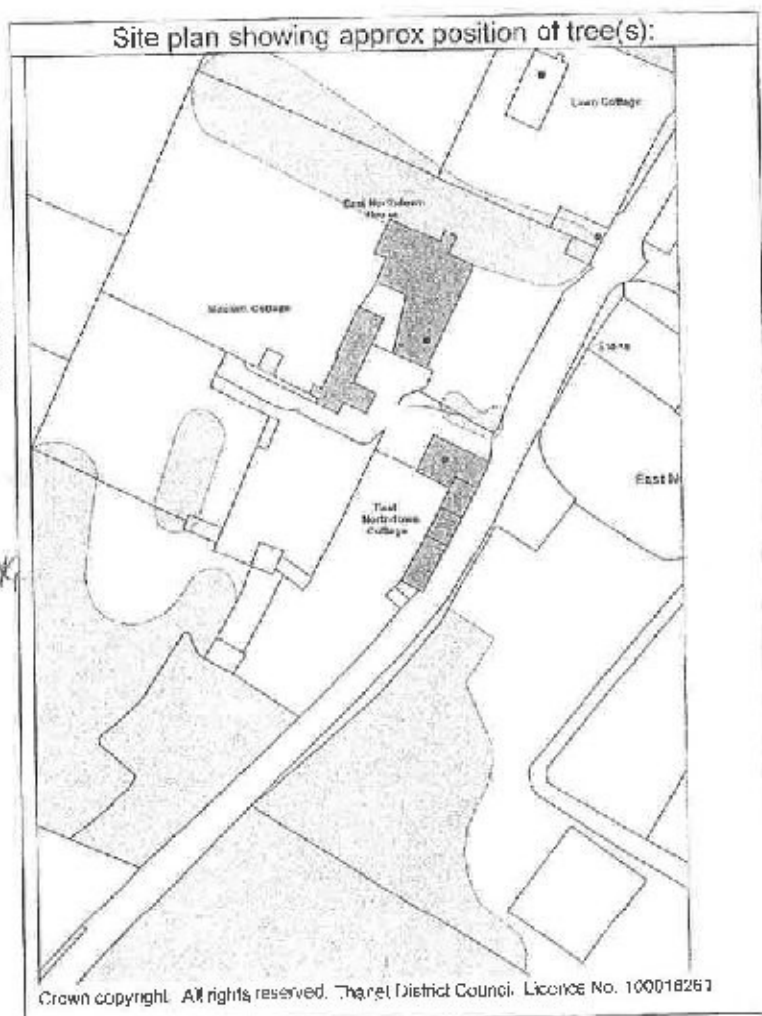
Anyone who wishes to make representations about this application/notice should write to the Council, address below, by 26/12/2008

Our Ref: CM/TH/TPO/3(1985)

Thanet District Council
P.O. Box 9
Margate
Kent
CT9 1XZ

Signed: S. Thomas

On behalf of
THANET DISTRICT COUNCIL



Site Notice Posted: 5/2/2014

1No Horse Chestnut (T1) – Remove lower branch
1No Sycamore (T2) – Fell
1No Horse Chestnut (T3) – Fell
1No Horse Chestnut (T4) – Remove lower branch
6No Tree (T5 – T10) – Fell
1No Horse Chestnut (T11) – Fell
1No Leylandii (T12) – Fell
1No Sycamore (T13) – Fell
1No Sycamore (T14) – 25% crown reduction
1No Sycamore (T15) – Pollard
1No Sycamore (T16) – fell
2No Holm Oak (T17 & 18) – Fell
2No Ash (T20 & 21) – Fell
1No Sycamore (T22) – Fell
1No Holm Oak (T23) 25% crown reduction
1No Tree (T24) – 25% crown reduction
1No Holm Oak (T25) – 50% crown reduction

1. HORSE CHESTNUT
REMOVE ONE LOWER BRANCH
+ DEADWOOD (094)

2. SYCAMORE
MULTI-STEM REMOVE (095)

3. HORSE CHESTNUT REMOVE,
DISEASED (098)

4. HORSE CHESTNUT
REMOVE LOWER BRANCH (096)

5. REMOVE DANGEROUS (099)

0. REMOVE (100)

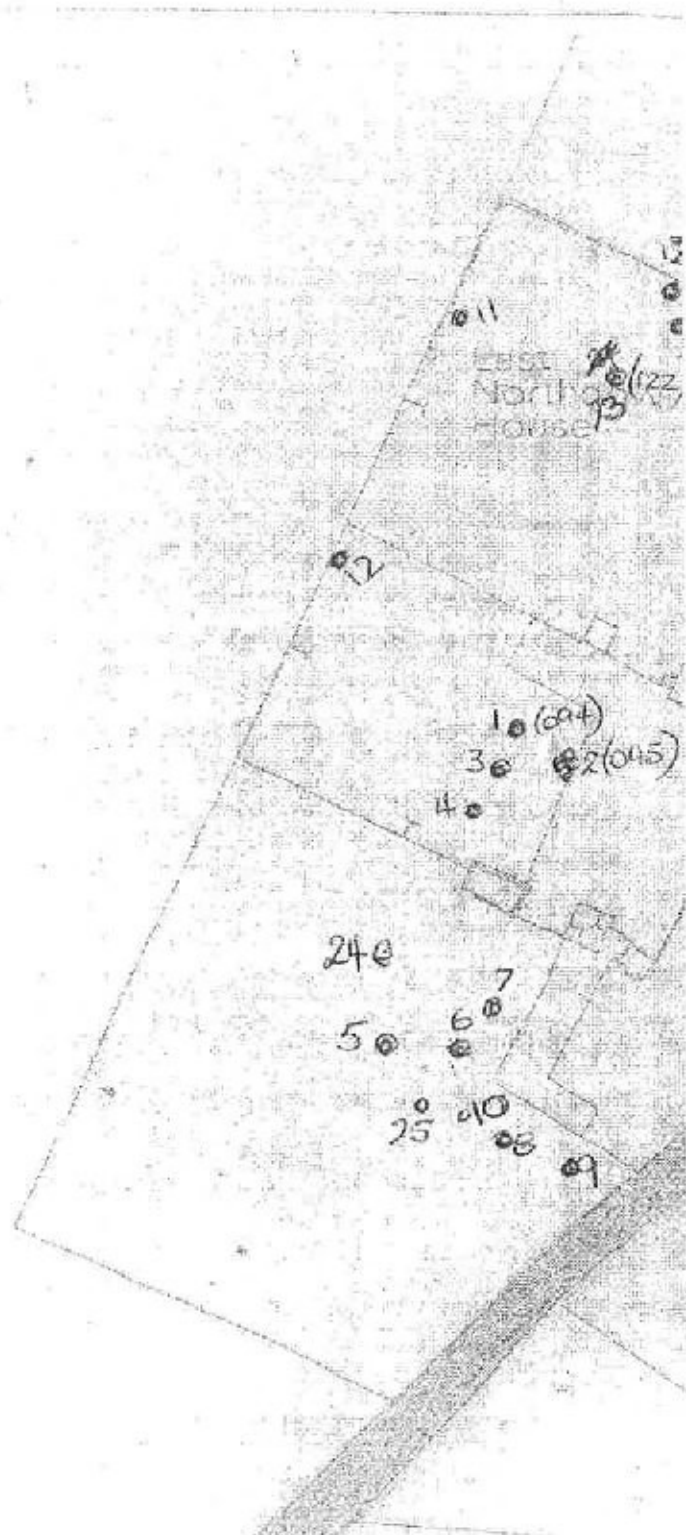
1. REMOVE

1. REMOVE DISEASED (102)

REMOVE (101) (1003)

1. REMOVE DISEASED (103)

HORSE CHESTNUT
DISEASED (108)



12 L/LANDY
REMOVE (109)

13 SYC
REMOVE (110)

14 SYC
25% R (111)

15 SYC
POW (113)

16 SYC
REMOVE (114)

17/18 H/OAK
REMOVE ~~(116+117)~~ (115)

19 H/OAK (116+117)
D/WOOD

20 ASH
REMOVE (119)

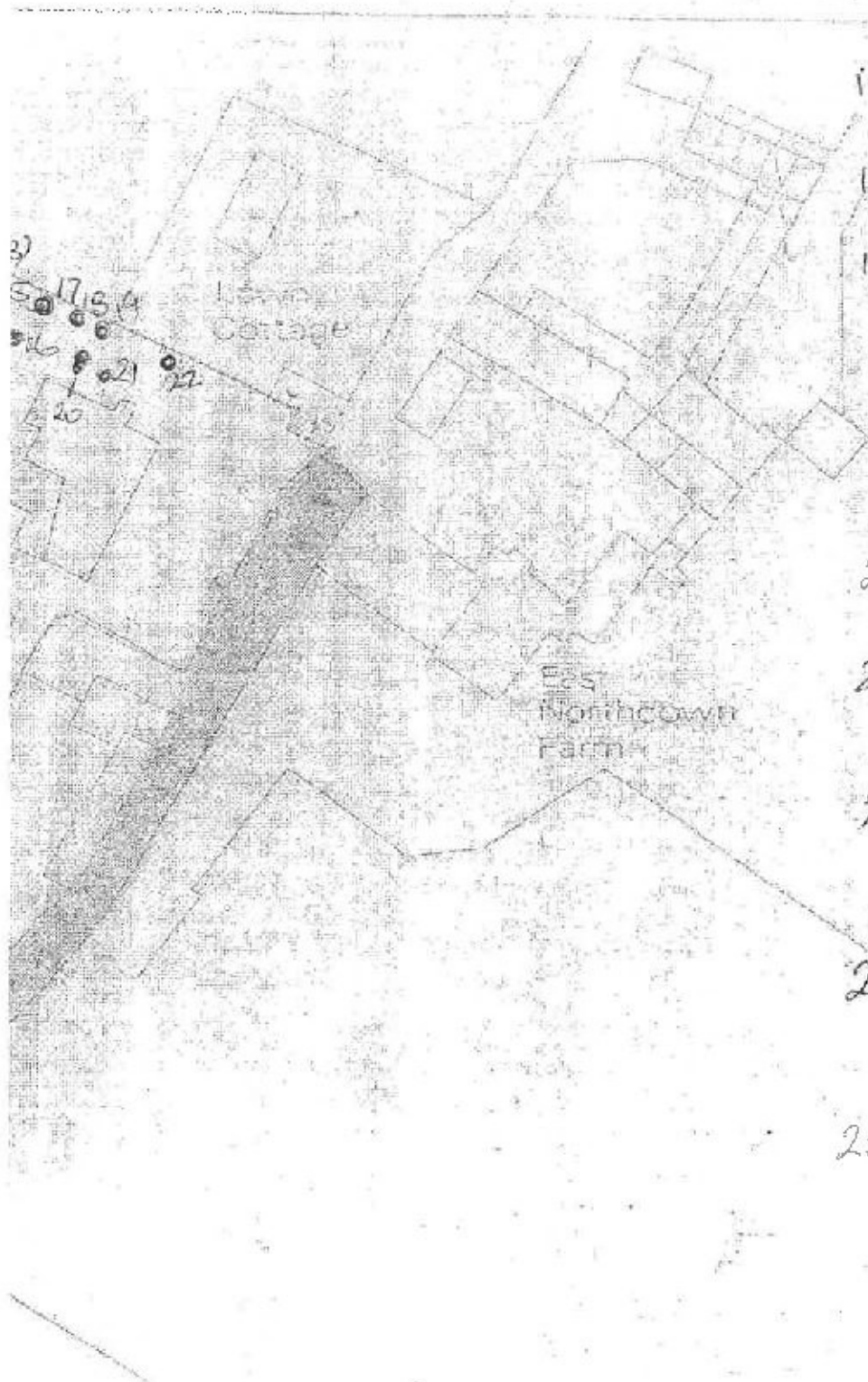
21 ASH
REMOVE (118)

22 SYC
REMOVE (121)

23 H/OAK
25% RED (122)

24 (107)
25% reduction

25 HOLM OAK
50% REDUCE (104)



THANET DISTRICT COUNCIL
REPORT OF THE CHIEF PLANNING & TECHNICAL OFFICER

To: Planning and Transportation Committee

Date: 21st September 1994

Trees within the grounds of East Northdown House.

PURPOSE OF REPORT

Formal application for tree works covered by Tree Preservation Order No. 3 1985

FINANCIAL IMPLICATIONS

None

RECOMMENDATIONS

The Council's Arboricultural Officers tree survey report be approved and authority given to the applicant to remove 19 trees, numbered T.2,8,9,10,11,12,13,14,15,16,21,22,24,25,26,27,28,30 & 36 with remedial works authorised to be carried out on the remaining trees as indicated on the schedule. The applicant to be advised that all works to be carried out to B.S. 3998: 1989 and subject to conditions 1, 2 and 3 as indicated below.

In respect of T4, full assessment has not been possible and the applicant should be advised to expose the wall in order that any damage can be assessed. The committee are requested to delegate authority to the Council's Arboricultural Officer to determine whether or not this tree should be removed following a further inspection.

SUPPORTING INFORMATION

On the 6th July 1994 the council received a formal application from Mr P.R. Miles of East Northdown House, Margate to carry out works to preserved trees within the grounds of his property. The application states "I consider that all of these trees as marked are dead, dying or diseased, or causing adjacent trees to be stunted in their growth".

The Arboricultural Officer reports as follows:

The attached report in conjunction with the plan indicates the tree number, its height, spread, comments and condition of each and every tree surveyed. Each tree has been categorised into one of four classes, these are as follows:-

- | | |
|------------|---|
| Category A | Tree which should be retained at all costs. |
| Category B | Tree which should be retained. |
| Category C | Tree which is likely to be in poor condition and not worthy of retention. |
| Category D | Dead, dying or dangerous or in such condition to be of no amenity value. |

Those trees shown as T 1,3,5,19,20,23 & 34 on the schedule are fruit/shrubs not covered by the preservation order, and as such consent is not required for works to these trees

Conditions:

1. All operations shall be the subject of advance written notice to, and carried out to the satisfaction and under the direction of, the Council's Arboricultural Officer.
2. Any tree removed shall be replaced within the next planting season, or a longer period as agreed by the District Council, by a tree planted on the site or in the immediate vicinity thereof, in accordance with details to be agreed with the Council.
3. This approval is only valid for a period of 12 months from the date hereof. Failure to carry out any or all of the approved work within this period will make it necessary to submit a fresh application.

Officer Contact: Mr C Pitt Extension: 2235