

Background Papers

Internal

Email, Open Spaces, 9th January 2018

External

Email, London Borough of Islington, 14th January 2019

Letter, Anna Parkinson, 16th November 2018

Email, Tracy Caton, 16th November 2018

Email, Ruth Flaherty, 17th November 2018

Email, Alfred Godsmark, 17th November 2018

Letter, Fred and Joanna Rodgers, 17th November 2018

Email, Liz Johnston Drew, 17th November 2018

Email, Mary Tapissier, 17th November 2018

Email, Paul Lincoln, 17th November 2018

Email, Tom Martin, 17th November 2018

Email, Deborah Phillips, 18th November 2018

Email, Christine Ten-Hoopen, 18th November 2018

Email, Daniel Swallow, 18th November 2018

Email, David Henderson, 18th November 2018

Email, Deborah Cherry, 18th November 2018

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Email, Kate Sandle, 18th November 2018

Email, Paul Drinkwater, 18th November 2018

Email, Rachel Wheeler, 18th November 2018

Email, Susanne Levin and Matthew Bell, 18th November 2018

Letter, Emma Matthews, 18th November 2018

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Email, William Pimlott, 18th November 2018

Email, Nigel Smith, 18th November 2018

Letter, Bev Bytheway, 19th November 2018

Email, Tim Godsmark, 19th November 2018

Email, Allison Parkes, 19th November 2018

Email, Alex Mosey, 19th November 2018

Email, Helen Fentimen, 19th November 2018

Email, Jaqueline Swanson, 19th November 2018

Email, Jane Carr, 19th November 2018

Email, Paul O'Brien, 19th November 2018

Letter, Carl Gardner, 20th November 2018

Soft Landscape Layout Plan by BD Landscape Architects dated
15/01/2019

Discharge of Condition no. 5 pursuant to planning permission
P2017/2961/FUL (ISLINGTON COUNCIL) – Planning Officer: Simon Greenwood
17/00770/FULL (CITY OF LONDON) – Planning Officer: Catherine Linford

16 November 2018

OBJECTION

I object to this application on a number of significant grounds.

Condition no. 5 was attached to the permission dated 19 July 2018 in order to protect the interests of the Golden Lane Baggers who had made a number of representations during the original planning consultation period and had carried out a successful campaign including press coverage and an online petition with over 1000 signatures.

1. I reiterate the concerns expressed during consultation on the original applications:

Amenity for the Golden Baggers Community Allotments:

The proposals for the school situate the hall a short distance away from the boundary wall with the established community allotments, which are currently bounded by a row of tall trees and mature planting on the RCS site. This is a particularly green part of the estate, see photo below, and our balcony is regularly visited by the birds which make their homes in the birch, cherry trees and shrubs along the boundary edge of the school site. We often see blue tits, coal tits, goldfinches and greenfinches as well as robins and blackbirds, sparrows and the occasional wren, all welcome in the centre of the city where habitats are sparse and far between. These birds are actively encouraged by the allotment gardeners when they feed on the pests on our plants. The climbing plants overhanging the allotments add welcome colour and give joy to the keen gardeners, who range from young families to retired and older people, and have worked hard to create and maintain this little haven for plants and wildlife.

Despite being healthy, according to the arboricultural report attached to the application, it is proposed that it will not be possible to preserve the existing planting and trees along this boundary during construction and these would be replaced by much smaller trees as part of the new proposals. As the mother of three boys aged 7 to 18 who have grown up here I am at pains to see what educational value there is in destroying these plants and trees, which create visual amenity for adjacent residents and visitors to the Golden Lane Estate. The loss of trees and mature planting at the site's boundary with the community allotments is unnecessary and will severely affect our amenity and outlook, as well as the biodiversity of this important community asset.



2 Technical Details submitted to discharge this condition:

The information presented to discharge this condition is not new information. The drawings accompanying the submission were all prepared prior to the planning application and this demonstrates that **the applicant has made no attempt to mitigate the effect of the proposed site operations on the tree roots**, in particular:

2.1 They have failed to explore engineering solutions which looked at cantilevering out a slab from piles and beams deeper into the site to avoid the tree roots. Where are the drawings and calculations?

2.2 They have failed to look into relocation of the proposed service trench. The surface water drainage pipes and the gas pipe could be relocated. Why were any alternatives dismissed?

2.3 They have failed to look into anything other than a deep scaffold for construction of what is effectively a single storey building.

2.4 They have failed to consider the boundary treatment and retention of the existing established plants and climbers on the wire fence which currently form an effective screen to the building site.

2.5 They have failed to consider resequencing site operations so that existing trees can be retained for longer and new trees planted in their final position sooner to minimise any temporary planting and provide continuity of habitat and biodiversity.

2.6 There is no new arboriculturalist's report on the effect of pruning back the trees to enable the building work to be done. The report submitted with the application is the one originally submitted and refers only to the retention of one tree.

3 Inadequate Consultation:

The applicant makes reference in a short paragraph on page 5 of its covering letter dated 26 October 2018 to 'Consultation'

The purported consultation with 'The Badgers' [sic – we are the Baggers] has been pitiful. The 'series of meetings' were in fact 2 meetings prior to the application. The first in June where the City Surveyors provided a strong reassurance that everything would be done to save the trees and lead to them supporting the attachment of the condition and the second in October where the Baggers were told that nothing could be done to save the trees.

Baggers' meeting no. 1 - 28 June 2018:

A meeting where the City Surveyors, the contractor ISG and BD Landscape Architects met with representatives of the Golden Baggers' Allotment Committee after which the following reassurance was given by the City Surveyors:

Email 2 July 2018:

...I have spoken to the Director of Children's and Community Services and gained his outline approval to keeping all four trees as discuss and re-planting at the City's cost should they die after the school has been completed...

Regards

Mark Lowman

Property Projects Group

City of London

The Baggers made repeated requests for information to substantiate the promise and to fulfil the commitment to protect these trees, for example:

Email 5 September 2018:

Dear Mark,

Following up on your encouraging message after you met with the Golden Baggers at the end of June, I attended the Colpai community liaison meeting yesterday evening where we touched on the construction and demolition management plans, which I understand have been submitted to LB Islington and CoL planners in order to discharge the relevant planning conditions.

The draft CMP and DMPs on the Colpai website make no mention of tree protection and the hoarding line indicated alongside the Bagger's allotments appears to sit alongside or on the boundary wall. When I attempted to clarify this at the meeting I was advised that it was unlikely that any hoarding would be erected along this boundary and that the existing wall and fencing would form adequate protection at this edge of the site. I was further advised that the trees would most likely be protected using heras

fencing, which I would query as this would be vulnerable to being knocked over by construction vehicles and would offer no protection against dust or indeed any additional protection against construction noise along this boundary.

I note that the condition 5 on the Decision Notice requires the submission of details of tree protection and, whilst the condition appears not to apply to the demolition phase, it is evident that trees can equally be harmed during demolition and would appeal to the development team to consider and give assurances that the trees will be protected during demolition. Could we also request that a detailed tree protection plan is prepared and circulated for consultation with the Baggers as soon as possible?

Your message below makes reference to an updated landscape plan indicating the retained trees and we would be grateful to see a copy of this if it is available.

Kind regards

*Anna Parkinson
Golden Lane Baggers Committee*

Nothing had been communicated at the Colpai community liaison meeting on 4 September 2018 (two months after the initial commitment from the City Surveyors) to intimate that there would be any issue with the retention of the trees.

Baggers' meeting no. 2 – 18 October 2018

A meeting where the City Surveyors, the contractor ISG and BD Landscape Architects met with representatives of the Golden Baggers' Allotment Committee to inform them that the trees could not be retained and that their proposals for mitigation during the construction period would entail the destruction of part of the Community Allotment planting boxes. Our response was:

Email 22 October 2018:

Dear Mark

Thank you for arranging the meeting about the trees last Thursday. Apologies I had to rush away to pick up my son.

Whilst we were grateful that you had had further survey work done, on reflection there appeared to be little information produced at the meeting which went any way to convince us that you had seriously explored any options to protect the trees, nor any creative thinking to alleviate our concerns. In fact the only drawings you showed us had the intention of justifying the position that the trees would have to be felled.

- Had you looked at engineering solutions which looked at cantilevering out a slab from piles and beams deeper into the site to avoid the tree roots? Where were the drawings and calculations?*
- Had you looked into relocation of the proposed service trench? Why were any alternatives dismissed?*
- Had you looked at using anything other than a deep scaffold for construction of what is effectively a single storey building?*
- Was there any exploration of the boundary treatment and retention of the existing established plants and climbers on the wire fence which currently form an effective screen to the building site?*
- Have you looked at sequencing the site operations so that existing trees can be retained for longer and new trees planted in their final position sooner to minimise any temporary planting and provide continuity of habitat and biodiversity.*
- We would have expected to see an arboriculturalist's report on the effect of pruning back the trees to enable the building work to be done.*
- The Baggers had also requested at the recent Colpai Communications meetings that the new ecology survey report be copied to us but have not yet seen this.*

Having talked to some of the other baggers and gone back to look at the potential impact on the growing boxes which we only constructed, as a community, a couple of years ago, we feel deeply aggrieved that our concerns are being dismissed with an unsatisfactory response. Looking at the impact of your proposal to import trees temporarily into the established allotments, this is going to be destructive and disproportionate. It feels like all the compromises are being dumped on the existing community on our side of the wall.

We appreciate that there is an imperative for you to start on site now that the permission has been given, however true consultation offers options and an analysis of the pros and cons - this has not been done here.

We feel that the Baggers have been treated unfairly by being lead to believe that you had a will to work with us and we will be making representations to the planning authorities to express our disappointment that the 'consultation' has resulted in a deeply unsatisfactory outcome for the Golden Baggers and the wider community on the estate.

Regards

*Anna Parkinson
for the Golden Baggers*

The application to discharge Condition no. 5 was submitted on 26 October 2108. The baggers made repeated requests to the applicants to see the application documents (they were not immediately accessible on the LBI planning portal) and were told by the City Surveyors at the Colpai community liaison meeting on 6 November 2018 that they 'would have to check' when the application was made. Despite requesting a copy of the information submitted on several occasions since that meeting this has still not been forthcoming.

The Golden Baggers have come to the conclusion that there is little to no respect for this highly successful community project and that the meetings were a cynical exercise to fulfill the requirement to consult.

4 Foraging and possible roosts for bats:

The revised ecology report by Ambiental has been commissioned and has been published on the Colpai website:

http://www.colpai-project.co.uk/assets/4028_cityoflondon_goldenlane.pdf

In this report :

Appendix A appears to be missing (bat survey and habitat map)

Appendix B shows photos of roofs with 'low roosting potential'. Anecdotally, a former senior member of staff of Richard Cloudesley School remembers seeing bats fluttering around these roofs within the internal courtyards of the school.

Appendix F records the bat activity survey carried out on 29 August this year

I have seen and recorded bat activity on a bat meter almost every summer evening on the community Allotments since the start of the summer 2018.

More recently the Friends of City Gardens and have installed much more sophisticated bat recording equipment on a balcony on Hatfield House immediately adjacent to the trees. This recorded very frequent bat activity over a two week period between 15 and 29 October 2018. Their report and the sonogram recordings indicate a number of social calls, which is significant in that this may indicate roosting sites in close proximity. The report is attached and we would press for your instance that an independent Ecologist be present during the demolition of potential roosting sites.

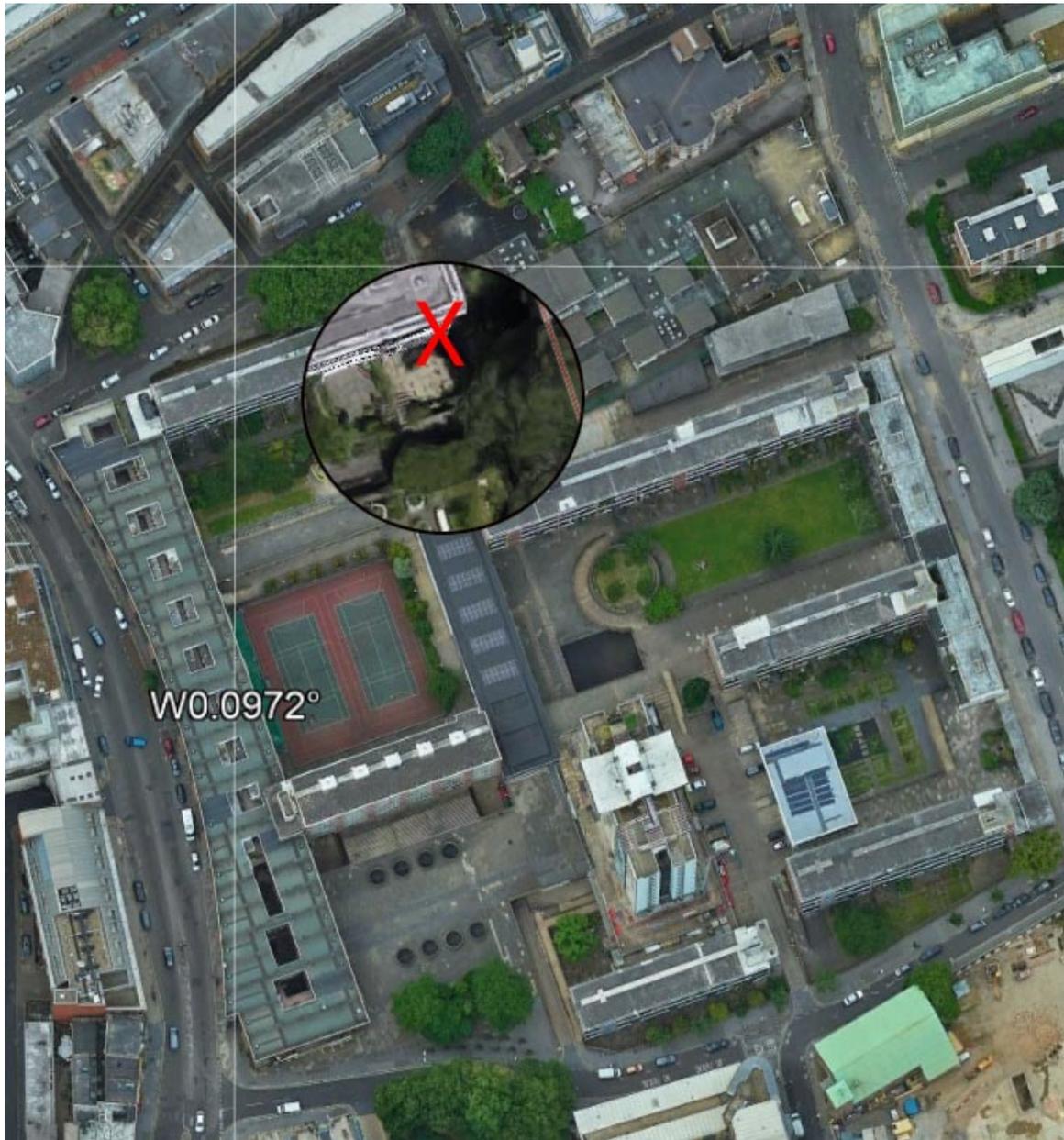
5 Protection of neighbours during the demolition and construction period:

The loss of the mature trees and planting for the duration of the demolition and construction period will reduce the protection from noise and dust. While trees are currently being planted across London with the Mayor's initiative to improve air quality, this proposal will mean losing what little protection we have for two years.

Bat Observations Golden Lane Estate October 2018

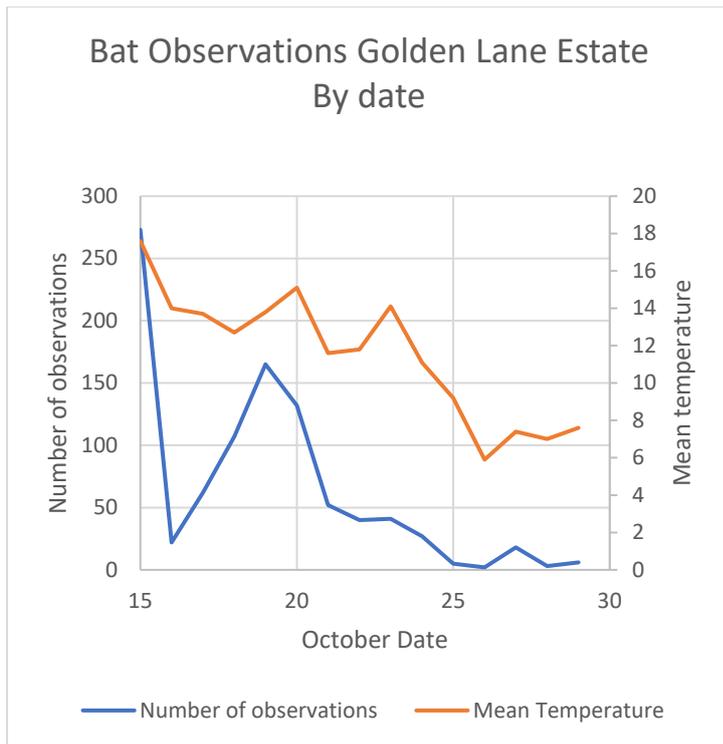
This summarises observations of bats recorded on the Golden lane estate between 15 October and 29 October 2018. The observations were recorded using a Wildlife Acoustics Song Meter SM4BAT ZC.

Finding a suitable mount for the recorder was difficult, because of security. Finally the recorder was mounted on the first floor balcony of a flat in Hatfield house marked with a red cross on the image below.



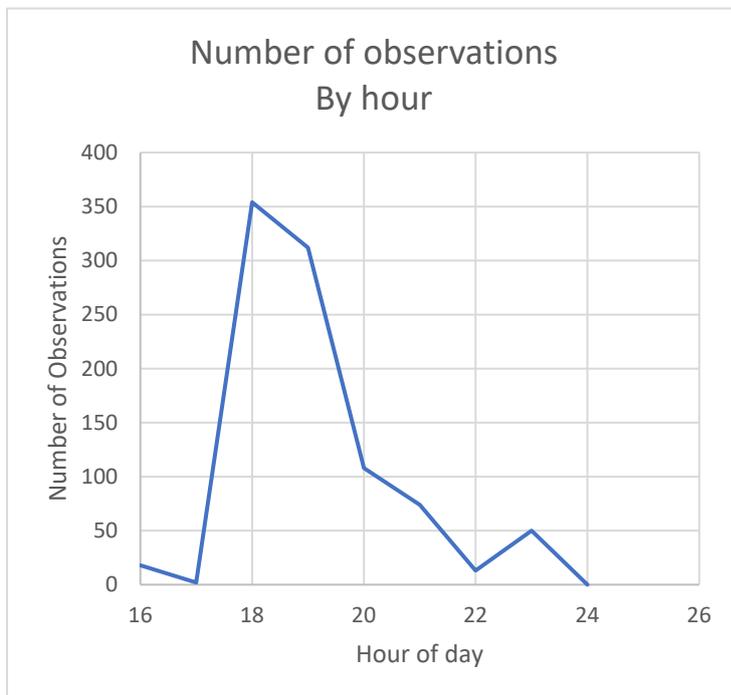
The weather during the observation period was wet and windy. Just under 1000 observations were recorded and an accompanying .zip file contains a recording of each observation as a zc (zero-crossing) file.

Chart I



The chart shows the number of observations for each day, plotted together with mean temperature. The relationship between number of observations and mean temperature is clear.

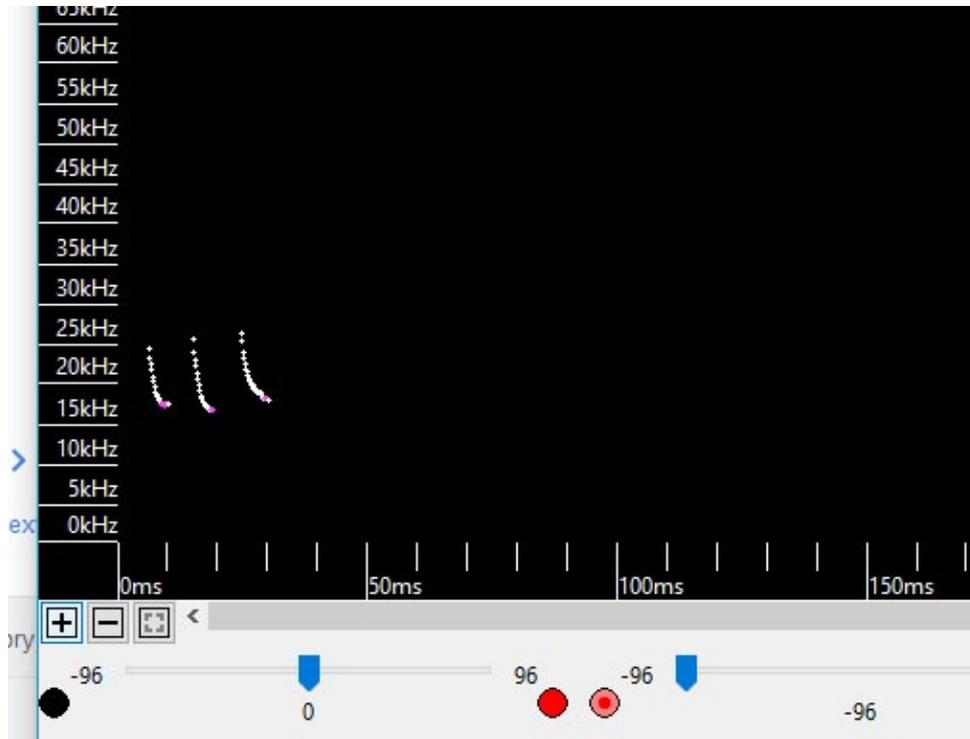
Chart 2



Apart from some anomalous observations at 16:00 (all these observations were on 27 October and there were no more observations on that day) the observations were between 18:00 and 24:00

Species and Type

These observations were almost certainly of pipistrelles and there are a significant number of social calls recorded, which may be an indication of roosting. An example social call sonogram is shown below.



From: [Linford, Catherine](#)
To: [DBE - PLN Support](#)
Subject: FW: Save our trees
Date: 19 November 2018 10:02:57

Hello,

Please can this objection be uploaded to 18/01141/MDC.

Thanks,
Catherine

-----Original Message-----

From: Tracy Caton <[REDACTED]>
Sent: 16 November 2018 23:40
To: Linford, Catherine <Catherine.Linford@cityoflondon.gov.uk>
Subject: Save our trees

I am emailing to object to the recent decision to remove our trees from golden Lane. The whole decision regarding the development of the school and housing leaves me astounded but now this after being promised the trees would be safe!

This is disgraceful!

Please take this email as my objection to this decision Yours Tracy Caton

Sent from my iPhone

From: Tink Flaherty <[REDACTED]>

Sent: 17 November 2018 16:21

To: simon.greenwood@islington.gov.uk; Linford, Catherine
<Catherine.Linford@cityoflondon.gov.uk>

Subject: Golden Lane Trees

Reference: 17/00770/FULL
DISCHARGE OF CONDITION NO 5

We are really disappointed to learn the trees cannot be spared in front of our flat. This is upsetting news.

We absolutely are against the trees being cut down.

Regards
Ruth Flaherty

[Sent from Yahoo Mail for iPhone](#)

Sent: 17 November 2018 15:15

To: simon.greenwood@islington.gov.uk

Cc: Linford, Catherine <Catherine.Linford@cityoflondon.gov.uk>

Subject: Ref: P2107/2961-FUL Discharge if Condition no. 5

Dear Mr Greenwood and Ms Linford,

I am emailing to complain about the cutting down of the trees next the golden lane allotments. As a Hatfield House resident of 16 years, the trees have acted as a welcome distraction from the grey concrete of the estate and really do make a big difference to the feel of the estate with their vibrant colours throughout the year. They also provide habitat for local wildlife, and I have sighted bats next to my balcony flying from the trees on many occasions.

Regards,

Alfred Godsmark,

[REDACTED]
[REDACTED]
[REDACTED]

17 November 2018

TO:

Catherine Linford, Senior Planning Officer, Development Division, Department of the Built Environment. City of London (CoL), PO Box 270, Guildhall EC2P 2EJ; and

Simon Greenwood, Principal Planner (Major Developments) Development Management Division, Environment and Regeneration Department, London Borough of Islington (LBoI), Islington Customer Centre, 222 Upper Street N1 1XR

RE: 18/01141/MDC (CoL) and
P2018/3574/AOD (LBoI)

The Application: Approval of details pursuant to condition 5 (Tree Protection Details) of planning consent P2017/2961/FUL (LBoI)

We object to City Corporation's proposal to destroy four mature trees on the boundary of the CoLPAI site with Golden Baggers' allotments pursuant to the above applications.

Felling the trees to enable a school hall to be built in an arbitrarily determined position, when the building – which should be built under the proposed school building, if at all – could be relocated sufficiently far away from the allotments' boundary, makes a mockery of CoL's supposed commitment to biodiversity. Approval of the application by LBoI would not merely be condoning that mockery but would also confirm its continuing failure to resist CoL's bullying, a major feature of the CoLPAI development.

The documents lodged in support of the application merely indicate that the trees cannot be protected and preserved if the school hall is built as planned. However, nothing in those documents indicates that the building cannot be repositioned to enable the preservation of the four trees. Otherwise CoL is simply saying to any children who might attend CoLPAI – “we are happy to sacrifice mankind's future for your future”.

If the trees cannot be saved and protected during the proposed development then, as there is no reason why the building cannot be relocated, the application must be refused. Hopefully, CoL's two consultees, along with LBoI's, will support us.

Best regards,

Fred Rodgers, Joanna Rodgers



From: Liz Johnston Drew <[REDACTED]>

Sent: 17 November 2018 17:43

To: Linford, Catherine <Catherine.Linford@cityoflondon.gov.uk>

Subject: Baggers Lane Trees !

Dear Catherine

Re. Planning meeting on Monday

Please, please use your powers to prevent this short termism.

Quick to fell trees and remove shrubs

Much longer , if ever possible, to restore the quality of air, wildlife and mental health benefits.

Of all places !

The rationale for more savvy management is the growth of the schools in Islington and the City of London. Also the growing of culture and efforts to reduce cars and pollution and to encourage more greenery. The culture mile will be too polluted to be a serious idea.

The research and stats are all there.

Please act and use your powers for good and for the common good, the nearer and further future and your own professional and personal history.

Thanks for your work in the city.

I live in EC2. Can't open the window for car fumes. Less trees is a regressive and counter logic idea.

Hope you can help.

Best Wishes

Liz

--

Liz Johnston Drew

[School of Arts](#)

Birkbeck, University of London



From: Mary Tapissier <[REDACTED]>
Sent: 17 November 2018 14:37
To: Linford, Catherine <Catherine.Linford@cityoflondon.gov.uk>
Subject: Golden Lane Trees

Save them ! We need them ! This is going against all environmental directives. This filthy part of London desperately needs its trees.

Mary Tapissier
Shocked EC1 resident

[Sent from Yahoo Mail for iPhone](#)

From: Paul Lincoln <[REDACTED]>
Sent: 17 November 2018 15:00
To: simon.greenwood@islington.gov.uk; Linford, Catherine
<Catherine.Linford@cityoflondon.gov.uk>
Subject: Trees on the COLPA site

I am writing to register my objection to the granting of planning permission for the trees on the COLPAI site.

- The trees are mature and some reach the height of Hatfield House.
- They provide shade and biodiversity and they are in good condition.
- They are on parts of the site which will not be used for buildings - being mid-way between the classroom block and the hall.
- There is no reason to remove them in order to construct the new buildings.
- The scheme involves the planting of new immature trees at some time over the building period, it does not make sense to destroy trees that are thriving.

The decision to remove the trees runs contrary to a variety of policies.

- The Mayor of London has a commitment to planting 1,000,000 trees in the capital - removing the trees undermines this policy.
- Public Health England and the Health and Well Being Boards locally support investment in Green Infrastructure in order to create public health benefits for residents - removing the trees undermines these policies.
- The GLA Urban Greening Department has taken the initiative on a number of public health and greening projects including backing for the Urban Mind Project which establishes a provable benefit for the mental health of residents in areas with a high level of green infrastructure.- removing the trees undermines this approach.

It simply does not make sense to remove trees where the benefits of such tree coverage is easily established; where the benefits of biodiversity are clear and where the act of doing absolutely nothing would be of benefit to the neighbouring community.

Kind regards

Paul Lincoln



From: [Linford, Catherine](#)
To: [DBE - PLN Support](#)
Subject: FW: COLPAI 99 Golden Lane - OBJECTION
Date: 19 November 2018 10:05:11

Hello,

Please can this objection be uploaded to 18/01141/MDC.

Thanks,
Catherine

From: Tom Bass Player <[REDACTED]>
Sent: 17 November 2018 08:36
To: Linford, Catherine <Catherine.Linford@cityoflondon.gov.uk>
Subject: COLPAI 99 Golden Lane - OBJECTION

Catherine,
Regarding COLPAI. We, a family of three, strongly object to COLPAI's proposal to destroy the four mature trees and other plants along the edge of the site. Furthermore, COLPAI have made the consultation intentionally opaque, COLPAI have not produced documents in a timely manner, COLPAI have intentionally misrepresented the Baggers, and COLPAI have not made any effort to find a solution to save the trees and plants.

We have also sent an objection to Islington Planning.

Thank you,
Tom Martin

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



Virus-free. www.avast.com

-----Original Message-----

From: deborah phillips <[REDACTED]>

Sent: 18 November 2018 12:42

To: Linford, Catherine <Catherine.Linford@cityoflondon.gov.uk>

Subject: Re Objection to felling trees in Colpai project next to Golden Lane Estate

Dear Sir / Madam

I want to object to the felling of the trees in the Colpai project next to Golden Lane Estate . We need to preserve the trees . I am perplexed as the architects and developers had agreed to preserve the trees !

We need to preserve the trees for the benefit of our health , well being and maintain the environment for the bird life and wild life .

Thank you for your consideration .

Best wishes

Deborah Phillips

[REDACTED]

Sent from my iPhone

Sent from my iPhone

-----Original Message-----

From: Christiane Ten-Hoopen <[REDACTED]>

Sent: 18 November 2018 20:24

To: simon.greenwood@islington.gov.uk

Cc: Linford, Catherine <Catherine.Linford@cityoflondon.gov.uk>

Subject: golden lane estate trees ref P2107/296-FUL and ref 17/00770/FULL Discharge of Condition no.5

Dear Simon and Catherine,

I am appalled to discover that the four mature birch trees at the border of our estate which we had been assured by the developer, COLPAI, would be retained are once more threatened by destruction.

We do not accept the specious argument that they need to be removed for health and safety reasons and we are sure that it is simply cheaper and more convenient for the contractor to get rid of the trees. A huge number of people love these trees and have fought to save them because of the amenity and screening which they provide.

Permission must not be given for these trees to be felled.

Yours sincerely,

Christiane Ten-Hoopen

[REDACTED]

-----Original Message-----

From: daniel swallow <[REDACTED]>
Sent: 18 November 2018 21:20
To: simon.greenwood@islington.gov.uk
Cc: Linford, Catherine <Catherine.Linford@cityoflondon.gov.uk>
Subject: P2107/2961-FUL Discharge of Condition no. 5

Dear Simon,

As I am sure you are aware there seems to have been a u-turn regarding the tree preservation on the site. The way in which this element, of what is a wholly inappropriate plan, has been handled is simply awful. The plans will ruin people's lives. That is your responsibility and you will have to shoulder that burden for the rest of your days but allowing mature trees to be cut down due to negligence of duty is just stupid.

Please deal with this correctly.

Yours sincerely,

Daniel Swallow.

Sent from my iPad

-----Original Message-----

From: David Henderson <[REDACTED]>

Sent: 18 November 2018 18:40

To: Linford, Catherine <Catherine.Linford@cityoflondon.gov.uk>

Subject: Colpai Development- Discharge of Planning Condition 5, Tree protection

Dear Catherine Linford

It is really disappointing that the developers have seemingly made little if any effort to investigate ways in which the requirements of this condition could be met.

Essentially, they have taken the position that the trees cannot be retained because they are in the way of the development as designed.

Surely, the intent of imposing the condition should be to ensure that the existing trees can be preserved in order to mitigate the impact of the development both during construction as well as after completion.

The developers have not outlined any measures that could have been considered to preserve the trees such as alternative methods of construction, rerouting below ground services, amending the design of external paving or even considering the relocation of the school hall by a few meters.

Equally, the standard of proper consultation seems to have been poor and designed to force through a solution rather than genuinely engage with those most directly affected i.e. the residents of the Golden Lane Estate.

Yours Sincerely

David Henderson
[REDACTED]

From: Deborah Cherry <[REDACTED]>

Sent: 18 November 2018 08:44

To: Greenwood, Simon <simon.greenwood@islington.gov.uk>; Linford, Catherine <Catherine.Linford@cityoflondon.gov.uk>

Cc: Hampson, Annie <Annie.Hampson@cityoflondon.gov.uk>; Ryan, Jon <Jon.Ryan@islington.gov.uk>; Tibbetts, Jake <Jake.Tibbetts@cityoflondon.gov.uk>; Sally C Oldfield <sally.oldfield@islington.gov.uk>

Subject: Re: OBJECTION: Former Richard Cloudesley School site, Golden Lane, Application to Discharge Condition 5: Trees

Good morning,

I submit my objection to discharge condition 5 in regards to the COLPAI development.

Sincerely,
Deborah Cherry
1 Hatfield

OBJECTION

Discharge of Condition no. 5 pursuant to planning permission
P2017/2961/FUL (ISLINGTON COUNCIL) – Planning Officer: Simon Greenwood
17/00770/FULL (CITY OF LONDON) – Planning Officer: Catherine Linford
18 November 2018

"Without trees we won't survive."

I Object to this application for several reasons. I would also reiterate that contrary to certain representations by COLPAI, the Golden Baggers Group, of which I am a member, do not accept their proposals. The Golden Baggers have throughout the consultation raised significant objections.

1. The School Hall is situated unnecessarily close to the boundary. On this boundary are mature trees and shrubs which are part of a green corridor in this area of the City.

The wall supports numerous climbing plants and forming a green wall. This planting along with trees and shrubs adjacent to the allotments, and running along the south side of Hatfield, create a green, bio-diverse habitat for numerous birds. Species observed here include blue tits, coal tits, goldfinches and greenfinches as well as robins and blackbirds, sparrows and less frequently small wrens. These birds feed in the allotments, circulate in the trees and climbing shrubs, and nest nearby. There is also recorded evidence of bats in the area of the allotments and adjacent trees and shrubs.

2. Trees and shrubs play an important role in greening this iconic modernist architectural development.
3. The allotments are gardened by a wide range of residents, from children to the elderly. This shared interest, as the RHS has reported, has significant benefits in terms of health, wellbeing and community cohesion, while allowing residents to grow their own vegetables and fruit.
4. Any plans to situate trees temporarily in the allotments will deprive many from the benefits of gardening the allotments for several seasons while adding too much shade to the area.
5. Current studies are recognising the threats posed globally to mature trees by urban development. While the COLPAI scheme will include tree planting, established wildlife and biodiversity benefit from mature trees rather than newly planted trees which take several years to become established and to develop crowns with ample cover. Newly planted trees often struggle to survive and thrive in urban landscaping. Felling mature trees harms the biodiversity habitats of insects. Established trees are very efficient in countering pollution and noise, as well as drawing excess carbon dioxide from the atmosphere. Large, mature trees have been identified as providers of crucial habitat resources for many species.
6. The loss of these mature trees and mature shrubs on the boundary to the new school and its Hall will irreparably damage the wildlife and biodiversity of the estate as well as deplete the numerous benefits of mature trees in this urban setting. Biodiversity at Golden Lane has been carefully nurtured over several years in conjunction with City Gardens, who advised residents on how to supported the City's Biodiversity Action Plan (BAP). BAP's mission is to 'produce a set of objectives and actions to support the wider City community in delivering strategically planned biodiversity networks for both the City and Greater London, taking into consideration both local and national priorities.' Felling these trees would case significant harm to the existing biodiversity networks.
7. This proposed discharge to absolve COLPAI from any responsibility to keep these trees and to protect them during demolition and building runs directly counter to current recognition of the significance of the contributions of trees in urban environments as well as its own planning applications. At the present moment, there is an increasing recognition of the importance of mature trees and of tree planting. The Mayor of London is backing London's bid to become A National Park City. Research at the University of Exeter emphasises the important health benefits, for inner city children and adults, of mature and established planting. The residential block on the east side of the site will densify the population of this corner of the City, making the preservation and care of these existing trees an urgent necessity. Moreover, trees and developed tree canopies have royal support today - Prince Harry has emphasised 'without trees we won't survive'.

https://www.exeter.ac.uk/news/university/title_622600_en.html.

I also bring to your attention that many of the mature climbing plants on the green wall have their roots in my garden at [REDACTED]

Thank you for your kind attention and I look forward to hearing from you.

Sincerely,

Deborah Cherry
[REDACTED]

On 16 Nov 2018, at 22:23, Anna Parkinson <[REDACTED]> wrote:

Dear Simon and Catherine

Please see attached my formal objection to the application pursuant to condition no. 5 of the following applications

P2017/2961/FUL (ISLINGTON COUNCIL)

17/00770/FULL (CITY OF LONDON)

<Discharge of Condition 5 pursuant to planning permission.pdf>

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-----Original Message-----

From: Deborah Tyler <[REDACTED]>
Sent: 18 November 2018 20:28
To: simon.greenwood@islington.gov.uk
Cc: Linford, Catherine <Catherine.Linford@cityoflondon.gov.uk>
Subject: P2107/2961-FUL Discharge of Condition no. 5

How sad to see that despite the planning condition to retain the mature trees on this site, the developers now insist most must be removed.

It must be the duty of the planning authorities to ensure that redevelopment works with what is already there. Trees can take some years to mature and every effort should be made to retain them. If for reasons based on tested expertise this truly proves impossible then it is vital to ensure trees that are removed are replaced by strong healthy trees as nearby as possible. Can you ensure this happens?

Trees are a huge asset in improving air quality, in providing shade in hot summers, and for their aesthetic value. These trees have been greatly loved by the community. Reassurance is needed that there will still be as many trees on the site, even if they are newly planted in slightly different places to accommodate the new buildings.

Deborah Tyler
[REDACTED]

Sent from my iPad

From: kate and martin <[REDACTED]>

Sent: 18 November 2018 20:47

To: simon.greenwood@islington.gov.uk

Cc: Linford, Catherine <Catherine.Linford@cityoflondon.gov.uk>

Subject: Discharge of Condition no. 5 pursuant to planning permission P2017/2961/FUL (ISLINGTON COUNCIL) – Planning Officer: Simon Greenwood 17/00770/FULL (CITY OF LONDON) – Planning Officer: Catherine Linford 16 November 2018 OBJECTION

Kate Sandle - [REDACTED], Golden Lane Estate Objection to Condition 5 proposals

I have just heard about this planning condition application at the eleventh hour.

I am not surprised to see that the concerns of Golden Lane Residents have yet again been ignored. What I am surprised about is that no public notice of this submission of proposals to clear Condition 5 have been made clear to the public considering the strength of concerns highlighted during the original planning consultation process.

I object to this application but understand that my objection will be ignored.

The loss of MATURE trees and mature planting at the site's boundary with the community allotments is unnecessary and will severely affect the amenity, and any future enjoyment these trees could give to the school children that could have looked out on them. More importantly it will destroy the biodiversity of this green oasis which will probably never re-establish to the same extent with new smaller trees and minimal planting. Established green routes for birds will be lost in the time it takes to build this project and replant.

The usual excuses seem to have been listed in the report when trees are seen as unimportant and a problem on building sites. No major effort seems to have been explored, to find an engineering solution, there is always a way if the will is there. IT IS EASY IN REPORTS LIKE THIS TO COME UP WITH THE USUAL EXCUSES WHY A TREE SHOULD GO!

I have little more to say, it is very depressing times when even a few sad trees cannot be saved. I will miss their golden colours in the autumn and the first signs of spring they give us. I know there are no planning policies that deal with emotion so there goes!

Kate Sandle

From: Paul Drinkwater <[REDACTED]>

Sent: 18 November 2018 17:41

To: simon.greenwood@islington.gov.uk

Cc: Linford, Catherine <Catherine.Linford@cityoflondon.gov.uk>; editorial@citymatters.london

Subject: Destruction of Trees on Golden Lane Estate (Ref: P2107/2961-FUL Discharge of Condition no. 5)

Dear Mr Greenwood,

Ref: P2107/2961-FUL Discharge of Condition no. 5

I would like to object in the strongest possible terms to the destruction of the valuable mature trees bordering the North East corner of the Golden Lane Estate by its allotments.

Back in July, a condition was agreed that all attempts would be made to retain the trees. These trees are valued by residents as:

1. There are few green spaces either within Golden Lane Estate, or indeed around the heavily polluted Islington / City border. The trees form a backdrop of award-winning allotments that are much much enjoyed and a source of wellbeing for the Community.
2. The trees will form an important barrier between the service access and residents in Hatfield House. Hatfield House residents are justifiably angry that a service road and bins are being squeezed in right next to their building. Retaining the trees to mask the sight, noise and smells is the very least that can be done to mitigate this.
3. The trees are currently a precious home to a wide variety of wildlife which would be devastated by the loss of the trees. I have observed and enjoyed bats, squirrels, bees and numerous bird species in the area.

I am angry at the undemocratic and underhand attempt to push through the destruction of the trees and breach the planning condition. I would like an adequate explanation as to why:

1. The trees cannot be maintained as per the planning condition, despite the promise made back in July, and all the options that you have investigated to be faithful to this promise.
2. The wishes of [over 877 people who recently signed the petition](#) requesting the retention of the trees has been ignored.
3. The deadline for response has been announced so late and so quietly, giving residents or those who took part in the survey no notice or chance to respond.
4. The promised 'consultation' has been deliberately opaque. With repeated requests for documentation from the Golden Lane Baggers withheld until after an application to destroy the trees was submitted.
5. COLPAI is incorrectly claiming that the Golden Lane Baggers support the application. They do not and to state that they do so is clearly misrepresentation.
6. You are ignoring your obligations under The London Plan which states "*The Mayor will work with all relevant strategic partners to protect, promote, expand and manage the extent and quality of, and access to, London's network of green infrastructure. This multifunctional network will secure benefits including, but not limited to, biodiversity; natural and historic landscapes; culture; building a sense of place; the economy; sport; recreation; local food production; mitigating and adapting to climate change; water management; and the social benefits that promote individual and community health and well-being.*"

Yours sincerely,

Paul Drinkwater



cc: City Matters

-----Original Message-----

From: Rachel Wheeler [REDACTED] >
Sent: 18 November 2018 22:44
To: Linford, Catherine <Catherine.Linford@cityoflondon.gov.uk>
Subject: P2107/2961-FUL Discharge of Condition no. 5

Dear Ms Linford,

I was extremely disappointed to learn that there has been an application to fell the mature trees on the boundary of the COLPAI site. I was under the impression that this issue was resolved in the summer, after a local campaign demonstrated the importance of these trees.

The whole project seems to be being rushed through, presumably because of the pressure that the developers are under with the school already opened and taking pupils. However, I urge you to consider carefully the impact of some of these decisions on the long term future of the project and local community.

I have always found it surprising that considering the site is being used for a school, the resource that these mature trees offer has not been harnessed to enhance the scheme with respect to reducing air pollution, providing greenery, shade and habitat. Their removal is in direct contradiction to the Mayor of London's pledge to improve air quality, particularly around schools. Now, with the building work imminent, these mature trees offer a natural screen against some of the inevitable impact of the COLPAI building site, such as noise and dust, as well as protection for the neighbouring community allotment project.

Please listen to the local community, who are supportive of the brief, but desperate to see the project done well in a way that enhances and adds to our local community rather than damages parts of it. I urge you to consider carefully and seek out the information for whether any approach can be found to maintain some or all of these mature trees.

Yours
Rachel
Resident of [REDACTED] and member of the Golden Baggers allotment group

sincerely
Wheeler

-----Original Message-----

From: susanne levin <[REDACTED]>
Sent: 18 November 2018 16:51
To: simon.greenwood@islington.gov.uk
Cc: Linford, Catherine <Catherine.Linford@cityoflondon.gov.uk>
Subject: P2107/2961-FUL Discharge of Condition no. 5

Dear Simon,

We object utterly to the idea of taking down these trees - especially in these days of such high pollution and we need every little help we can get to breathe.
Apart from that it seems like madness to take down such beautiful and mature trees that give joy to so many and is so valuable for children to have around (compared to asphalt).

Best wishes,

Susanne Levin and Matthew Bell

[REDACTED]

Discharge of Condition no. 5 pursuant to planning permission

P2017/2961/FUL (ISLINGTON COUNCIL) – Planning Officer: Simon Greenwood

17/00770/FULL (CITY OF LONDON) – Planning Officer: Catherine Linford

18 November 2018

OBJECTION

I object to the City of London's plans to cut down the mature trees on the boundary of the Golden Lane Estate and the COLPAI development. This is an unnecessary and tragic loss which could be avoided with more careful and considered construction methods.

This morning the Guardian reported that parents are now unhappy about sending their children to schools where pollution is high.

https://www.theguardian.com/environment/2018/nov/18/air-pollution-top-factor-parents-choice-city-schools?CMP=Share_iOSApp_Other

The City of London is one of the worst polluted areas of London. The school would have been more use if it had been located in an area which needs a school, like Canonbury where there is less pollution.

But as the misguided decision to build the school on this site has now been made the City needs to do all it can to enhance and protect the environment for the children that might be attending this school. Otherwise prospective parents are going to look elsewhere and send their children to schools in areas which are less polluted.

The City also had a duty of care for its present residents and needs to consider the children who will be living on the Golden Lane Estate during the construction period. Mature trees like these will protect them and their homes from the dust and unbearable noise which they will have to endure for the next two years.

I live in Bowater House opposite the Denizen building site and I know how much noise and dust this construction site has created. The plants on our balcony are covered in layers of black now. I dread to think what this has done to our children's lungs. If the City really cares about its children, those that live here now and those that will attend their new school, then they need to do all they can to protect these trees.

Yours sincerely

Emma Matthews

██████████
██████████
██████████

From: Holger Mattes <[REDACTED]>
Sent: 18 November 2018 19:41
To: simon.greenwood@hillingdon.gov.uk; Linford, Catherine <Catherine.Linford@cityoflondon.gov.uk>
Cc: Phoebe Urwin <[REDACTED]>
Subject: Objection to the felling of trees forming part of Golden Lane Estate

Dear Mr. Greenwood and Ms. Linford,

As leaseholder residents of [REDACTED] we strongly object to the proposed felling of a row of mature trees forming part of the Grade II listed Golden Lane Estate. We attach a photograph of these trees from today showing their utmost importance to our visual and acoustic amenity (they are inhabited by plenty of birds in spring and summer), which we enjoy since almost a decade.

There are only a handful of trees on the estate, which would otherwise appear barren and quite dead. In this light, the proposal to remove more than 60% of existing trees on the listed estate is completely unreasonable and reckless. The trees now light-headedly endangered by shortsighted project-managers would be much enjoyed by the future school kids and residents of the tower.

The trees will also soften the juxtaposition of the old and new buildings. It would be a serious mistake to remove these for logistical reasons, which can be mitigated in an intelligent way, or to make some negligible savings on construction.

We really hope this can be prevented.

Sincerely,

Holger Mattes & Phoebe Urwin
[REDACTED]



From: William Pimlott <[REDACTED]>

Sent: 18 November 2018 10:18

To: simon.greenwood@islington.gov.uk; Linford, Catherine
<Catherine.Linford@cityoflondon.gov.uk>

Subject: Trees around Baggers Allotment

Dear Simon and Catherine,

Please do not fell these trees which are a wonderful community asset.

Best wishes,

William Pimlott

From: Nigel Smith <[REDACTED]>

Sent: 18 November 2018 17:42

To: Linford, Catherine <Catherine.Linford@cityoflondon.gov.uk>

Subject: Objection 17/00770/FULL (CITY OF LONDON)Discharge of Condition no. 5 pursuant to planning permission

Dear Catherine Linford

Discharge of Condition no. 5 pursuant to planning permission

P2017/2961/FUL (ISLINGTON COUNCIL) – Planning Officer: Simon Greenwood

17/00770/FULL (CITY OF LONDON) – Planning Officer: Catherine Linford

18 November 2018

OBJECTION

I object to this application on a great number of grounds.

I live (and have done for the last 15 years) on the top floor of [REDACTED] immediately overlooking the allotment and trees in question and am fortunate to have another flat immediately below - again absolutely directly opposite the trees in question I am thus particularly familiar with the amenity these trees give to the central area of the Golden Lane Estate

Condition no. 5 was attached to the permission dated 19 July 2018 in order to protect the interests of the Golden Lane residents who had made a number of representations during the original planning consultation period and had carried out a successful campaign including press coverage and an online petition with over 1000 signatures.

Wildlife Amenity

The allotment and the trees in question are a rare urban haven for wildlife

I will not reiterate wildlife observations made by other residents except to say the singing of blackbirds during summer nights when the roar of the City traffic has subsided is of exquisite and great emotional pleasure.

I have a country cottage and I were well acquainted with the characteristics of bats. I have observed feeding bats in these trees in the allotment on numerous summer evenings.

Their local environment will, in effect, be totally removed. I doubt if they will stay around and another incremental diminution to our amenities will be effected

Urban air pollution and the provision of City trees

The Mayor of London is planting trees and London Borough of Islington may be giving permission for their removal (!)

Urban trees are now widely believed to be beneficial in filtering urban pollutants and with the growing awareness of air pollution the removal of trees is most foolhardy - to say the

very least

Architecture and Planning issues

As an Architect and resident of the Estate I was involved in the preparation of the Golden Lane Listed Building Management Guidelines and as a professional I am also familiar with Listed Building Status and also designated Conservation Areas - both of which apply (or will shortly) to the Golden Lane Estate

As a Conservation area the City of London has a **DUTY** to both 'preserve and enhance' the qualities of conservation areas. Acquiescing to the unnecessary removal of trees is an abdication of this duty

The listed building guidelines require all adjacent developments to be cognizant of the special qualities of The Golden Lane Estate. The removal of these trees is in contradiction to this responsibility

These trees currently provide a visual embankment or barrier between the Golden Lane Estate and the new development the kitchens and meeting hall of which 'protrude' into the very heart/centre of the Estate in an unfortunate fashion

The trees currently screen this cumbersome junction and thus the removal will be detrimental to the environmental and amenity qualities of the Golden Lane Estate

These qualities are supposed to be **protected** by the City of London

Tree preservation orders

I was under the impression that all trees with a trunk diameter in excess of 150 mm located within designated Conservation Areas were automatically treated as if they had tree protection status. The applicants have made no serious efforts whatsoever to make amendments to the scheme to accommodate the existing trees

Previous opaque assurances made to us by the City that the trees would be retained now appears to be reneged on with the City appearing to support the applicant's submission

Support

I would support the concerns expressed by residents in emails during consultation on the original clause 5 removal application - particularly those made by Anna Parkinson

Technical Details submitted to discharge this condition:

The information presented to discharge this condition is not new information. The drawings accompanying the submission were all prepared prior to the planning application and this demonstrates that the applicant has made no attempt to mitigate the effect of the proposed site operations on the tree roots, in particular:

The applicants have failed to explore engineering solutions which looked at cantilevering out a slab from piles and beams deeper into the site to avoid the tree roots.

They have failed to look into relocation of the proposed service trench. The surface water drainage pipes and the gas pipe could be relocated. Why were any alternatives dismissed?

They have failed to look into anything other than a deep scaffold for construction of what is effectively a single storey building.

They have failed to consider the boundary treatment and retention of the existing established plants and climbers on the wire fence which currently form an effective screen to the building site.

There is no new arboriculturalist's report on the effect of pruning back the trees to enable the building work to be done. The report submitted with the application is the one originally submitted and refers only to the retention of one tree.

In Conclusion

The applicants are behaving duplicitously in seeking to overturn planning condition 5 without presenting any substantive additional supporting information

Condition 5 was made to address legitimate environmental and amenity issues affecting the 500 flats on the Golden Lane Estate which make use of the garden allotments and enjoy the immediately adjacent trees

These trees, very significantly, contribute to this 'green oasis' which operates as a very important social and visual amenity to all residents

The applicants have made no substantive argument to overturn the requirements of

condition 5

I urge you to reject this submission

[Nigel Smith](#)

[Redacted]

Tel:

Mobile:

email:

[Redacted]

Monday 19 November 2018

Discharge of Condition 5 pursuant to planning permission P2017/2961-FUL

OBJECTION

I object to this application on a number of significant grounds.

The condition was attached to the permission in order to protect the interests of the Golden Lane Baggers who had made a number of representations during the original planning consultation period and had carried out a successful campaign including press coverage and an online petition with over 1000 signatures.

The Golden Lane Baggers have since been represented in discussions with Mark Lowman, COL and ISG and also at the community consultation meetings organised on behalf of COLPAI.

There was good intent to help save the trees that border the Golden Lane Baggers allotments, one of the thriving community and social projects on the Estate.

The Golden Lane Baggers have now been informed that as a consequence of ISG reports and surveys, the trees will need to be felled and that this felling is scheduled for early December.

The Golden Lane Baggers have been given little time to respond to this decision. Indeed some documents requested around the discharge of condition 5 have only been forwarded today, deadline day, to the Golden Lane Baggers chair person.

It is important to register the Golden Lane Baggers dissatisfaction and frustration in the lack of quality of consultation and transparency by the developers and contractors.

It is important to register the Golden Lane Baggers frustration at ISG lack of creative thought in trying to address and resolve the problem. In all their reports and surveys, there is no evidence of ISG understanding the problem and trying to find a way round it. Their efforts seem to be just about building a case for felling the trees, no doubt the easiest option. There is no consideration of alternative proposals, only the reinforcement of their current plan which endangers the trees in the first place.

At such a crucial time in this city's development with such urgent concern for the environment, sustainability and air pollution, amongst many other issues, the loss of 4 trees is yet another sacrifice to the developer at significant cost to the quality of the local habitat; a rich resource for nesting birds and we believe roosting and foraging bats. It also has a huge impact on the community gardening project, trees being replaced with bin stores and kitchen extractor fans for the new school hall.

So, I am objecting. I trust everyone is informed about the significant role trees play in the urban environment and mitigating against air pollution. Four trees may not seem a lot, but the impact of their loss on the local habitat is huge. It is also compounded by the recent loss of the Hawthorn and wildlife garden by Bernard Morgan developers, another development bordering the Golden Lane Estate.

The Golden Lane Baggers feel that not enough has been done by the developers and contractors to help save nor protect these trees during this redevelopment. These trees have stood for 30 years or more and have been part of the landscape and grounds for a generation of school children of the Richard Cloudesley School. They deserve some respect. They should continue to play their part for the next generation of schoolchildren.

Bev Bytheway
Founder
Golden Lane Baggers

From: Tim Godsmark <[REDACTED]>
Sent: 19 November 2018 16:47
To: Linford, Catherine <Catherine.Linford@cityoflondon.gov.uk>
Cc: Tim Godsmark <[REDACTED]>
Subject: Application 18/01141/MDC

Dear Ms Linford,

I object to this application in a personal capacity and on behalf of the Golden Lane Resident's Association.

These mature trees form an important green buffer between the proposed buildings and the existing Golden Lane Estate, especially the allotment boxes which are an award winning community project. They provide a wildlife habitat for birds including blackbirds, robins, blue tits, coal tits, great tits and finches. They are also part of the habitat of the many bats that have been recorded in the immediate area in a recent survey.

There is no reason why the trees need to be removed and it appears that this is being done because it is easier to do so rather than explore any alternatives. The plans that accompany the application date back to May 2018, before the scheme as a whole received approval and before this condition was approved. As the approval relates to the 'protection' of the trees the presumption in the approval is that the trees are retained. The fact that the information submitted dates to before the approval indicates that the applicants have not seriously tried to keep the trees and never had any intention of doing so.

The reason that the trees need to be removed is, according to the applicant team, because of the size of the pile caps and a trench carrying a rainwater drain. Both of these reasons are things that could be quite easily modified. It is certainly possible to build relatively close to trees and, speaking as an architect, I have done so having designed a two storey building including a first floor sports hall on piled foundations within 3 metres of a row of mature lime trees which were not harmed.

Lastly I would like to object most strongly how the COLPAI team have been attempting to mislead the community. On several occasions we were assured that the trees would be preserved and that they were doing everything they could to retain them. As the drawings have not been updated to achieve this in the past 6 months they have clearly not been straight with us and as this involves Council officers I intend to write to the Town Clerk and the Chair of the Professional Standards Committee to notify them of my disquiet and make a formal complaint.

I would ask that this application be refused and that the applicants together with their structural and mechanical and electrical engineers be asked to meet on site with community representatives to resolve this.

Regards,

Tim Godsmark
Chair Golden Lane Estate Residents' Association



From: Duncan & Allison Parkes <[REDACTED]>

Sent: 19 November 2018 12:43

To: Linford, Catherine <Catherine.Linford@cityoflondon.gov.uk>

Subject: Objection to the Colpai developer's application to fell mature trees at the edge of the Golden Baggers allotments.

Dear Catherine

Please accept this as my very strong objection to the Colpai developer's application to fell mature trees at the edge of the Golden Baggers allotments.

Promising to replace mature trees with smaller immature specimens is not a solution or an answer. At a time when London has a crisis with pollution and the world has a crisis with global warming, such actions are extremely short-sighted.

I add to this the loss of wildlife habitat - the birds/insects from these trees use them as part of a corridor across to the trees lining Fann St and into the Barbican Wildlife Garden. We are attempting to encourage the red-listed House Sparrow to further colonise and removing such green-routes disrupts their flight pathways. This also applies to the bats which also feed in the area.

There is also the loss of further greenery which aids in the provision of general good health and well being that such trees provide, in a highly urbanised environment.

Kind Regards

Allison Parkes

[REDACTED]

From: Alex Mosey <[REDACTED]>

Sent: 19 November 2018 10:00

To: simon.greenwood@islington.gov.uk

Cc: Linford, Catherine <Catherine.Linford@cityoflondon.gov.uk>

Subject: Saving the Trees: P2107/2961; 17/00770

Islington Planners

Ref: P2107/2961-FUL Discharge of Condition no. 5

City Planners

Ref: 17/00770/FULL Discharge of Condition no. 5

Good morning,

I am writing to express my concern at the needless destruction of the four mature trees along the edge of COLPAI's development site.

In my experience of working at construction law firms, the Strategic Forward Planning and Major Projects Authority at Cabinet Office, and at the construction law faculty of King's College London - I am aware of the consistent inclusion of such provisions to destroy nature by developers, and the frankly lacklustre efforts to replace them once the project faces financial realities later down the line.

It would be a great show of respect were the developers to work around these parts of the local ecosystem, rather than destroy them in needless shorttermism.

Many thanks for your time,

Alex

From: Helen Fentimen <[REDACTED]>

Sent: 19 November 2018 09:05

To: simon.greenwood@islington.gov.uk; Linford, Catherine
<Catherine.Linford@cityoflondon.gov.uk>

Subject: Objection to fell Trees

Dear Sir and Madam

Despite having agreed to the condition COLPAI has applied to LONDON Borough of Islington Planning Department for permission to fell 4 mature trees and the planting along the edge of the site.

As local resident I write to object to the felling of these trees and removal of the planting.

I trust this objection will be taken into account and the application is being considered.

Yours Sincerely

Helen Fentimen

Mobile: [REDACTED]

From: Jacqueline Swanson <[REDACTED]>

Sent: 19 November 2018 10:18

To: Greenwood, Simon <simon.greenwood@islington.gov.uk>

Cc: Linford, Catherine <Catherine.Linford@cityoflondon.gov.uk>

Subject: Re: P2107/2961-FUL Discharge of Condition no. 5

Dear Mr Greenwood

I have spotted a couple of typos in my email below - for clarity have marked up in red. My apologies.

On Sun, 18 Nov 2018 at 20:25, Jacqueline Swanson <[REDACTED]> wrote:

Dear Mr Greenwood

P2107/2961-FUL Discharge of Condition no. 5

I am one of the Golden Baggers who actively campaigned to have a planning condition applied to the COPLAI development to retain the trees bordering the allotments on Golden Lane Estate, meeting with Mark Loman and other members of the COLPAI team on three occasions.

NOTE: Please find attached a document detailing correspondence between the Baggers and COLPAI representatives.

The first meeting with Mr Lowman, ISG contractor and BD Landscapes in June was positive and in fact lead to the condition being agreed by the City. The second on 18 October was an opportunity for the COLPAI team to outline the issues they faced in retaining the trees. However, there was no documentation provided at that meeting to show alternatives had been explored. The meeting was held late on a Thursday afternoon and we responded on the Monday 22 October clearly outlining our concerns, citing a number of alternative approaches that we would like to see had been explored. I don't think it was naive of us to expect that these options would have been thoroughly investigated as part of the City's obligation to met the condition, particularly as we were led to believe at the June meeting that below ground service could be rerouted.

Despite our clear concerns an application was submitted a few days later for discharge of the conditions with a cover letter which suggests that we were on board with the City's proposals or at least understanding of them. This is an intentional misrepresentation of the facts - the removal of the trees had not been previously discussed at a COLPAI liaison mtg, and there was only the one meeting already outlined with Baggers, not the several implied. We are to assume the applicant is referring to the Baggers not 'Badgers' below:

"These proposals have been discussed with residential of the Golden Lane Estate through the COPAI dialogue sessions, as well as "The Badgers" who manage the adjacent allotments. The reason for the proposed works and the resultant replacement trees have been fully explained and discussed over a series of meetings."

After the single 'consultation' meeting, despite prompting, we waited more than two weeks for the City to send what amounted to wholly inadequate documentation of the steps COLPAI had taken to retain the trees, receiving them on 5 November. At the COLPAI liaison meeting the following day Bagger representatives were surprised to learn that the application had been submitted. The COLPAI team were unable to give dates of submission. We asked if links to the planning application could be shared, and this was duly promised. There was a reluctance for the COLPAI team to discuss the documents we had received, in fact Mark Lowman made it very clear he was not prepared to discuss anything beyond mitigation and that would be best discussed at a separate meeting.

We met on the Friday morning of 9 November. At this meeting we were able to ask Mr Lowman why the documents provided earlier in the week did not show any new drawings or investigations. At this point Mr Lowman told us that **COLPAI would only spend the money investigating alternatives if instructed by the Planners**. We again asked for the planning application submission documents and link to be provided.

Naturally the Baggers tried to find the application themselves but were unable to find it on the City portal. We also repeated our requests for the documents and link to be forwarded. We **believed** that the City were intent on proper consultation and hence would expect them to send documents / link as promised. We had no idea that the City deadline for comments had already passed and that the **Islington** deadline was so very close.

COLPAI are still to provide the information requested - fortunately on Thursday last week we were able to discover the application for ourselves only to discover that the deadline for public comment was only a couple of days hence. We feel very strongly that COLPAI have purposefully withheld information hoping to 'run out the clock'.

The level of distrust felt by residents of Golden Lane towards COLPAI is spiralling and it bodes very badly for future community relations.

That aside we have still not had a proper response to our initial concerns outlined very clearly in our email of 22 October. Surely the condition imposed places an obligation on COLPAI to explore alternative construction methods in order to retain the trees not just detail why their current design requires their removal. **I note that all of the drawings submitted are unchanged from those submitted in the original planning application BEFORE the conditions were applied.**

Naturally, as a community we want to retain the trees for all the reasons outlined in our extensive campaign in the summer. Surely the very least we can expect is that **COLPAI take the condition seriously and properly explore alternative methods of construction** eg rerouting below ground services, amending the external paving or even moving the hall be the required distance to avoid the tree roots.

I hope you will take the strong feelings of the residents into consideration before determining this condition, in particular the fact that **COLPAI has insufficiently demonstrated any effort to meet the condition and has instead merely rejected it as unworkable.**

Yours sincerely

Jacqueline Swanson

A solid black rectangular redaction box covering the signature area.

-----Original Message-----

From: Jane Carr <[REDACTED]>

Sent: 19 November 2018 09:39

To: Linford, Catherine <Catherine.Linford@cityoflondon.gov.uk>

Subject:

Discharge of Condition no. 5 pursuant to planning permission P2017/2961/FUL (ISLINGTON COUNCIL) – Planning Officer: Simon Greenwood 17/00770/FULL (CITY OF LONDON) – Planning Officer: Catherine Linford

19 November 2018

OBJECTION

I object to this application on a number of grounds.

Condition 5 was made to address legitimate environmental and amenity issues affecting the flats on the Golden Lane Estate and the many residents, including children, that make use of the garden allotments and enjoy the immediately of the adjacent trees

These trees contribute to a 'green oasis' which which operates as a very important social and visual amenity to all residents.

The applicants have made no substantive argument to overturn the requirements of condition 5, using vague 'health and safety' reasons that have not been explained.

The applicants have behaved duplicitously in seeking to overturn planning condition without presenting any substantive additional supporting information.

I urge you to reject this submission

Jane Carr

[REDACTED]

Sent from my iPad

From: Paul O'Brien <[REDACTED]>

Sent: 19 November 2018 18:19

To: simon.greenwood@islington.gov.uk; Linford, Catherine
<Catherine.Linford@cityoflondon.gov.uk>

Subject: Objection to COLPAI application

Dear sir/madam

I understood a condition for COLPAI applied by London Borough of Islington Planning Department was refusal of permission to fell 4 mature trees and the planting along the edge of the site.

As local resident I write to object to application to fell of these trees and removal of the planting.

I trust this objection will be taken into account and the application is being considered.

Yours Sincerely

Paul O'Brien
[REDACTED]

Sent from my iPhone

CARL GARDNER

**Simon Greenwood, Islington Planning Dept.
Copy: Catherine Linford, City of London planners.**

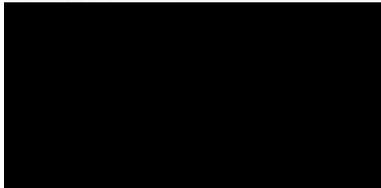
**Ref: Planning Project P2107/2961-FUL
Discharge of Condition No. 5**

20/11/2018

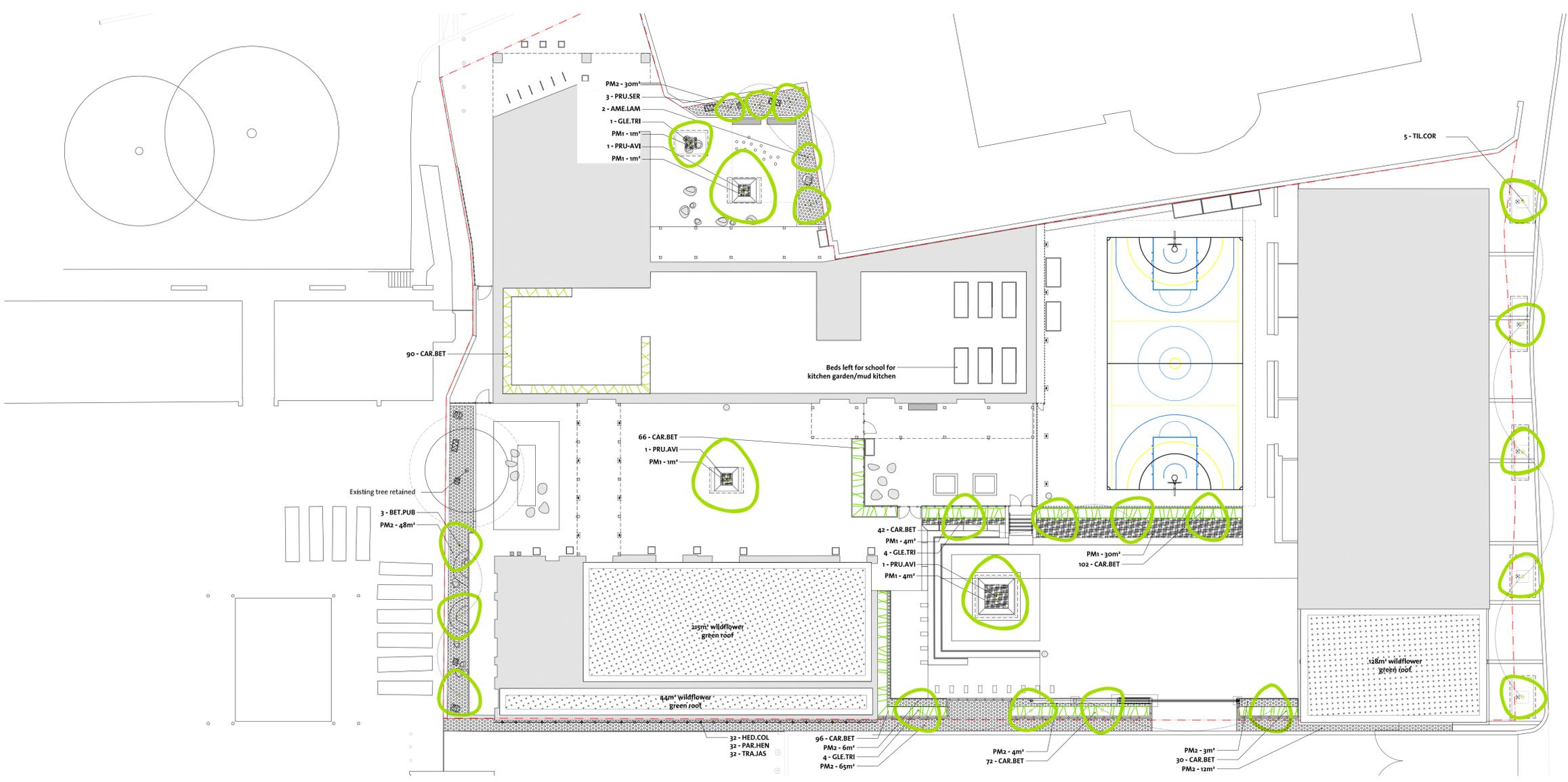
As a nearby resident, I am writing to express my opposition to the latest proposal by COLPAI to cut down the mature trees along the edge of residents' allotments, abutting the Richard Cloudesley School site, despite an agreement reached six months ago, and embodied in a condition of the above planning agreement. It seems to me COLPAI is acting in a cynical and dishonest manner, in trying to reverse this earlier decision – and one has to ask whether they ever had the intention of retaining the trees in the first place.

The trees make an attractive addition to the area – and an important natural facility for many residents of the Golden Lane Estate. I believe that Islington has the lowest ratio of parks and open green spaces of any borough in London, so every tree is valuable, both as a natural feature in itself... and as a way of taking up and storing carbon dioxide in the atmosphere, the major cause of global warming. There must be other solutions to the issues driving this callous decision -- can I suggest that they are all addressed and explored, rather than depriving the area of four of its very few mature trees?

Yours,



Carl Gardner 



- GENERAL NOTES:
1. ALL DIMENSIONS AND LEVELS SHALL BE CHECKED ON SITE PRIOR TO CONSTRUCTION WORK COMMENCING.
 2. ALL LANDSCAPE DRAWINGS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ENGINEERS AND ARCHITECT'S DRAWINGS AND SPECIFICATIONS.
 3. ALL DRAWINGS TO BE READ IN CONJUNCTION WITH THE LANDSCAPE SPECIFICATION.
 4. ANY DISCREPANCY CONCERNING THE DRAWINGS SHOULD BE REFERRED TO THE CA IMMEDIATELY.
 5. ALL DIMENSIONS IN MILLIMETRES UNLESS NOTED OTHERWISE
 6. ALL LEVELS IN METRES.
 7. DO NOT SCALE OFF THIS DRAWING.
 8. EXISTING SERVICE ALIGNMENTS SHALL BE CHECKED ON SITE BY THE CONTRACTOR PRIOR TO CONSTRUCTION WORK COMMENCING.

Changes made/information required

ISG TO INSTRUCT CHANGES

TYPE	KEY	SPECIES	SIZE & Density	NOTES	Quantity
Proposed Tree Planting		T1: <i>Thuja pubescens</i> (BET.PUB)	7m+ height 40-50cm girth, 2.5m clear stem	Each tree pit to include: Platipus underground guying system specific to the tree size in accordance with manufacturer's recommendations	3
		T2: <i>Prunus avium</i> 'Plena' (PRU.AVI)	7m+ height 40-45cm girth, 2.5m clear stem	Aeration/Irrigation systems; civic to trees in soft landscape and public grille to trees in hard landscape	3
		T3: <i>Tilia cordata</i> 'Streetwise' (TIL.COR)	6-7.5m height 40-45cm girth, 2.5m clear stem	Minimum 6m² ameliorated tree planting medium per tree (6m² to 4.5m height trees)	5
		T4: <i>Celastrus tricuspidatus</i> 'Sunburst' (GLE.TRI)	4-5m height 20-25cm girth, 2m clear stem	ReRoot 1000 when located within 2m of hard landscape	9
Hedge Planting		T5: <i>Amelanchier lamarckii</i> (AME.LAM)	4-5m height Min 3 no. stems, each 12-14cm girth @ ground level MULTI STEM FORM		2
		T6: <i>Prunus serrula</i> (PRU.SER)	4-5m height Min 3 no. stems, each 12-14cm girth @ ground level MULTI STEM FORM		3
Climbers		Climbers to wire trellis system include a mix of: <i>Hedera colchica</i> 'Sulphur Heart' (HED.COL) <i>Parthenocissus henryana</i> (HEN.PAR) <i>Trachelogasterum jasminoides</i> (TRA.JAS)	3/linear m	C10 Ubrt. Min 3 main breaks several 'shoots' frame or cane	32 32 32
		Green Roof System 20mm 20mm wildflower pregrown extensive blanket with 50mm depth substrate. Supplier: Bauder (or equal & approved); Q37	1m width rolls		387m²

TYPE	KEY	SPECIES	SIZE & Density	NOTES	Quantity
PM1: Ornamental Planting Mix		<i>Carex</i> 'Evergold'	9/m² (50)	2L Pot Size	18
		<i>Echinacea purpurea</i> (ECH.PUR)	6/m² (50)	1L Pot Size	24
		<i>Hakonechloa macro</i> (HAK.MAC)	6/m² (50)	1L Pot Size	24
		<i>Hebe</i> 'Midsummer Beauty' (HEB.MID)	9/m² (50)	2L Pot Size	36
		<i>Lavendula angustifolia</i> 'Nana Alba' (LAV.ANG)	6/m² (50)	1L Pot Size	36
		<i>Pennisetum alopecuroides</i> (PEN.ALO)	6/m² (50)	1L Pot Size	36
		<i>Rudbeckia fulgida</i> (RUD.FUL)	6/m² (50)	1L Pot Size	36
		<i>Salvia</i> 'Jamesia Peter Vidgoon' (SAL.JAM)	9/m² (50)	2L Pot Size	54
		<i>Stipa arundinacea</i> (STI.ARU)	6/m² (50)	1L Pot Size	36
		<i>Verbena bonariensis</i> (VER.BON)	9/m² (50)	2L Pot Size	54
PM2: Shady Planting Mix		<i>Ajuga reptans</i> (AJU.REP)	9/m² (50)	2L Pot Size	150
		<i>Anemone nemorosa</i> (ANE.NEM)	9/m² (50)	2L Pot Size	150
		<i>Asplenium scolopendrium</i> (ASP.SCO)	9/m² (50)	2L Pot Size	150
		<i>Astrantia major</i> (AST.MAJ)	9/m² (50)	2L Pot Size	150
		<i>Dryopteris affinis</i> (DRY.AFF)	6/m² (50)	1L Pot Size	105
		<i>Hakonechloa macro</i> (HAK.MAC)	6/m² (50)	1L Pot Size	105
		<i>Heuchera</i> 'Plum Pudding' (HEU.FLU)	9/m² (50)	2L Pot Size	150
		<i>Lilipe muscari</i> (LIL.MUS)	6/m² (50)	1L Pot Size	105
		<i>Luzula nivea</i> (LUZ.NIV)	6/m² (50)	1L Pot Size	105
		<i>Vinca minor</i> 'Alba' (VIN.MIN)	9/m² (50)	2L Pot Size	150
Bulb Planting		<i>Galanthus nivalis</i> UNDERPLANTING TO VIN MIN	TOP SIZE 10/m²		166 (16.6m²)
		<i>Hyacinthoides non-scripta</i> UNDERPLANTING TO LIR.MUS & DRY.AFF	TOP SIZE 10/m²		350 (35m²)

- NOTES:
- (1) 75mm depth of Ornamental Grade Bark Mulch required for all tree, shrub, herbaceous, groundcover and climber planting areas
 - (2) 50mm depth Ornamental Grade Bark Mulch required in areas of limited build-up (roof terraces, existing tree planting)
 - (3) Refer to Topsoil Depths and Amelioration Plan: COL-BDL-L1-ZZ-L-004 for topsoil/subsoil depths
 - (4) ReRoot 1000 root barriers by GreenBlue Urban (or equal and approved) to perimeter of tree pit for trees planted in/adjacent hard landscape
 - (5) Aeration/Irrigation systems by GreenBlue Urban (or equal and approved) required to all tree planting
 - (6) Underground guying systems by Platipus (or equal and approved) required to all tree planting

Rev	Date	Description	Drawn	Chk'd
04	25/05/2018	Stage 4 Issue	EG	RB
03	18/05/2018	Stage 4 Issue	EG	RB
02	20/04/2018	Stage 4 Issue	EG	RB
01	13/04/2018	Stage 4 Issue	EG	RB
00	29/03/2018	Stage 4 Draft Issue	EG	RB

B | **D** Landscape Architects

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GLOS G20 5NX
REGISTERED IN ENGLAND, NO.6739137

CLIENT City of London
PROJECT CoLPAI
TITLE Soft Landscape Layout Plan

Status: Stage 4	Drawn: EG	Checked: RB
Scale: 1:200 @ A1	Date: 22.03.2018	Approved: RB
Drawing & Revision Number: COL-BDL-L1-ZZ-DR-L-003		

Green roof reverted to wildflower and within BD scope. EWN - will require irrigation