



FAO Thomas Butt
Mace Ltd
Sent via email only: (Thomas.Butt@macegroup.com)

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PJC Ref: 6256/23

Belgrove House Re-development – Detailed Arboricultural Pruning Specification.

The re-development of Belgrove House was permitted in November 2021 under Camden Council planning application reference 2020/3881/P. PJC's Arboricultural Impact Assessment reference 5494/20/02 formed part of this submission and detailed facilitation pruning requirements to trees immediately adjacent to the site (two London plane). Condition 15 of this permission pertains to the protection of trees, specifically.....

“Prior to any commencement of any works, an updated Arboricultural Method Statement with revised tree pruning specification with annotated photos, prepared following on-site consultation with the Council's Tree officers, demonstrating how on-site trees to be retained shall be protected during construction work, shall be submitted to and approved by the local planning authority in writing.”

PJC's Demolition specific Arboricultural Method Statement reference 6018/22/01 was submitted to Camden Council under reference 2022/1919/P in April 2022 and partial discharge of condition 15 was granted to allow demolition works to commence. The pruning of trees was not necessary in order to carry out demolition of existing building and demolition was completed in early 2023. The purpose of this letter is to specify the details of pruning works that are required to trees adjacent to the site in order to facilitate construction works. In addition, facilitation pruning to trees along the preferred high-sided vehicular access route (Argyle Square) will also be detailed.

The trees are situated within the Bloomsbury Conservation Area therefore no works to trees should be carried out unless either the works are approved under a planning permission (works to trees T1 and T2 have been granted) or a six week notice to the Council has been provided. Failure to adhere to the Conservation Area legislation could lead to prosecution and if convicted a fine and criminal record. The crown of a tree and its roots are protected. The person carrying out the works, the person instructing the works and the Directors of that company are potentially liable.

The trees are also within Camden Council's ownership, therefore permission for the tree works must be sought and fully permitted prior to commencement.

The tree works contractors should carry out all tree works to BS3998: 2010 Tree works – recommendations as modified by research that is more recent. They should also carry relevant, adequate and up to date insurance. It is suggested that an Arboricultural Association approved contractor carry out all tree works. Approved contractors are expected to work to industry best standards. The Arboricultural Association website (www.trees.org.uk) contains contact details and information on engaging a suitable contractor.



Image 1: Tree location plan. Approx. site extents highlighted in red and high sided vehicle route highlighted in blue. Tree numbers represent approx. tree location.

London plane T1

T1 is located directly south of the development site, and was included in the approved Arboricultural Impact Assessment reference PJC/5494/20/02 (referred to as T2). The works prescribed within this assessment included the lateral reduction of the northern crown by 2m and the western crown by 4m. Following receipt of updated construction logistics information, the crown of T1 will require lateral reduction to its northern crown aspect by 2m and lifting of crown tips to provide 6m ground clearance. See photograph 1 in Appendices for visual aid and approximate cut lines.

London plane T2

T2 is located directly south of the development site, and was included in the approved Arboricultural Impact Assessment reference PJC/5494/20/02 (referred to as T3). The works prescribed within this assessment included the lateral reduction of the northern crown by 3m. These work are still considered necessary to avoid impacts with piling operations.

London plane T3

T3 is located to the west of Argyle Square and along the proposed route for high sided vehicles. The lowest significant branch is located at 8.5m (historically reduced) with the lowest crown tips over the road at 5m. To allow unhindered vehicular movement below the crown of T3, crown tips require lifting by 1m to provide 6m ground clearance. See photograph 2 in Appendices for visual aid and approximate cut line.

London plane T4

T4 is located to the west of Argyle Square and along the proposed route for high sided vehicles. The lowest significant branch is located at 7m with the lowest crown tips over the road at 4m. To allow

unhindered vehicular movement below the crown of T3, crown tips require lifting by 2m to provide 6m ground clearance. See photograph 3 in Appendices for visual aid and approximate cut line.

London plane T5, T6 and T7

London plane T5, T6 and T7 are located to the west of Argyle Square and along the proposed route for high sided vehicles. These trees have high crown structures but low hanging crown tips. To allow unhindered vehicular along Argyle Square, crown tips of these three trees require lifting by approx. 1m to provide 6m ground clearance. See photograph 4 in Appendices for visual aid.

London plane T8

London plane T8 and T9 are located to the west of Argyle Square and along the proposed route for high sided vehicles. T8 has a limb (approx. diameter 35mm) extending over road at 5m in height. Crown tips are present at approx. 4m over the road. It is recommended that the lowest limb be removed back to the branch bark collar. Removal will provide sufficient clearance along the road by high sided vehicles without impact the trees overall form and/or amenity value. See photograph 5 in Appendices for visual aid and approximate cut line.

London plane T9

London plane T9 is located to the west of Argyle Square and along the proposed route for high sided vehicles. T9 has a limb (approx. diameter 35mm) extending over road at 4m in height. Crown tips are present at approx. 3.5m over the road. It is recommended that the lowest limb be removed back to the branch bark collar. Removal will provide sufficient clearance along the road by high sided vehicles without impact the trees overall form and/or amenity value. See photograph 5 in Appendices for visual aid and approximate cut line.

The above facilitation pruning works only require the removal of small diameter branches (less than 35mm diameter) and crown tips, and works can be completed without impacting upon the trees physiological condition and/or amenity value. The pruning works fall well within acceptable parameters stipulated within British Standards BS3998: 2010 Tree works – recommendations.

If you have any queries regarding the above, please don't hesitate to contact me.

Yours sincerely



Luke White
FdSc Arboriculture M.Arbor.A
Arboriculturist

Photograph Appendices



Photograph 1. T1 with 'cut lines' highlighted to indicate a lateral crown reduction of 2m to the trees northern crown aspect and crown tips to be lifted to provide 6m clearance over road.



Photograph 2. T3 with 'cut line' highlighted to indicate the crown tips to be lifted to provide 6m clearance over road.



Photograph 3. T4 with 'cut line' highlighted to indicate the crown tips to be lifted to provide 6m clearance over road.



Photograph 4. London plane T5, T6 and T7 located adjacent to Argyle Square. Crowns tips require lifting by approx. 1m to provide 6m clearance over road.



Photograph 5. London plane T8 & T9 located adjacent to Argyle Square. Lowest limbs overhanging road require removal to provide 6m clearance over road.