



Arboricultural Impact Assessment

for planning purposes

9 Lyndhurst Terrace
Hampstead
London
NW3 5QA

July 2023

200338-PD-11a

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1 INTRODUCTION

Instruction

- 1.1 This Arboricultural Impact Assessment (i.e., 'AIA') has been instructed by The Homeowner of 9 Lyndhurst Terrace, to update the original version prepared during 2020 owing to proposed alterations of the approved development as referenced from paragraph 1.3.

Author

- 1.2 This report was written by Christopher Wright. Christopher is an arboricultural consultant dealing with trees in relation to all forms of human activity including built development. He is a *Technician Member of the Arboricultural Association*, a member of the *Royal Forestry Society*, a member of the *Institute of Chartered Foresters*, holds the *Level 6 Diploma in Arboriculture (ABC)*, the *Professional Tree Inspection* certificate (LANTRA), and has received a *BSc (Hons) Conservation and Environment* from *Writtle University College*.

Proposed development

- 1.3 The proposed development at 9 Lyndhurst Terrace (the 'Application Site') is for amendments to the approved development under planning permission *2020/2816/P* for the demolition of the existing dwelling and its replacement with a three storey (plus basement) single dwelling house with terraces to the front and rear including associated landscaping works (the 'proposed development').
- 1.4 For clarity, it is understood that the LPA's tree officer did as part of this prior planning permission not object to the loss of the specified trees nor the impacts to retained and off-site trees (that for completeness have not changed as part of this updated AIA as of July 2023).

Scope

- 1.5 This report has been provided to assist all parties involved in the planning process and has been prepared following a survey of the trees and other vegetation in accordance with *British Standard 5837 - Trees in relation to design demolition and construction - Recommendations (2012)*¹, hereafter referred to as BS5837.

Preparation

- 1.6 The Application Site was visited and the trees and other vegetation surveyed on 28th April 2020 by Christopher Wright.

1.7 This AIA in its *Revision A* format has been prepared with reference to the following supplied documents and information:

- *Topographical Survey (MS-5033)*;
- *Proposed Ground Floor Plan (3000)*;
- *Proposed Basement Plan (3005)*;
- *Proposed Section AA (6000)*;
- *Proposed Street Elevation (6008)*; and
- *Proposed East Elevation (6010)*.

2 THE APPLICATION SITE

Background information

- 2.1 The single dwelling (see Photo 1 below) within the Application Site was constructed in the 1960s, which includes a frontage car parking area and a rear private garden space containing trees and shrubs.



Photo 1: Looking south-west towards the Application Site (to the right) from Lyndhurst Terrace.

Soil conditions

- 2.2 The *British Geological Survey* (BGS) provides on-line information, with regard to the general soil properties of an area, including the underlying bedrock and any superficial deposits that overlay the bedrock. This information indicates that the Application Site is situated upon a bedrock of the *Claygate Member* (comprised of clay, sand and silt), over which no superficial deposits are recorded.
- 2.3 There are no publicly available historic borehole logs within the Application Site, as provided by the BGS.

Local landscape character

- 2.4 In terms of trees and green infrastructure, the local area has a verdant character (see Figure 1 below), with trees of varying species and sizes predominantly located within the public highway, in addition to shrubs, hedgerows and climbers visible from front and rear gardens.

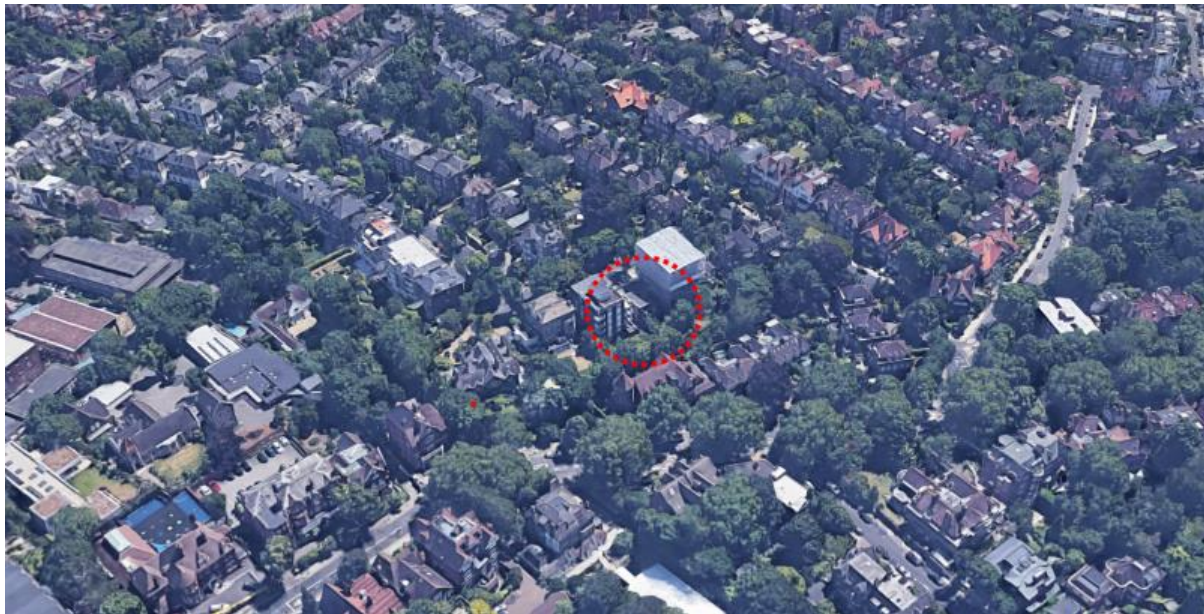


Figure 1: Looking south-east towards the Application Site from aerial imagery provided by Google Maps.

3 THE MATERIAL CONSIDERATIONS - TREES

Distribution

Within the rear garden

- 3.1 The trees and shrubs within the Application Site (see Photo 2 below and Appendix A & B) are confined to the rear garden area, which has very limited views as seen from the public realm (i.e. Lyndhurst Terrace and Thurlow Road) though they can be seen partially over the rear boundary fence along Spring Path that stretches north-south to the rear of the garden.



Photo 2: Looking west into the rear garden from the terrace to the rear of the existing dwelling.

In adjacent land areas

- 3.2 Beyond the boundaries of the Application Site, surveyed trees include those within the public highway to the front (see Photo 1 above), in addition to within the rear communal space of 11 Lyndhurst Terrace to the north (see Photo 3 below).



Photo 3: Looking west towards the trees within the rear communal space of 11 Lyndhurst Terrace.

Statutory protection

- 3.3 The LPA publishes details of its *Conservation Areas (CAs)* online. According to this information, the Application Site is within the *Fitzjohns/Netherhall Conservation Area*, which affords a baseline level of protection to the surveyed trees. The relevant provisions of *The Town and Country Planning (Tree Preservation)(England) Regulations 2012* therefore apply.
- 3.4 The LPA does not provide on-line information, regarding the details of its *Tree Preservation Orders (TPOs)*. No further checks have been undertaken, to confirm the presence of any TPOs. Therefore, it is not known whether any of the surveyed trees are protected by TPOs.
- 3.5 However, the details of the original planning permission (i.e., *2020/2816/P*) as prepared by the LPA did not identify the presence of any TPOs; it is therefore considered to be unlikely that any TPOs do affect surveyed trees.

BS5837 categorisation

Within the rear garden

- 3.6 Except for T3 (an early-mature Irish yew) that is considered a Category B specimen, the trees and tree/shrub groups within the rear garden are considered as Category C, with regard to their arboricultural and landscape qualities.
- 3.7 Principally, this is because it is unlikely that they will be present within the landscape in excess of another 20 years, in a form and condition suitable for their current context (as is the case for T1, which is a mature apple tree). T3 is the exception to this, which is overall a good quality specimen with no obvious defects though does lack the special character that is a general requirements of Category A specimens, including because views of this specimen are greatly limited by adjacent built structures, hedgerows, and larger trees within the public realm (see Photo 4 below).



Photo 4: Looking south-west towards T3 (left) as seen from the bounds of 11 Lyndhurst Terrace.

In adjacent land areas

- 3.8 The trees that have been surveyed that are within surrounding land ownerships are generally of a better arboricultural and landscape quality, compared to those within the rear garden of the Application Site. This includes two Category B trees (T7 & T8 - both lime trees) within the public highway to the east of the Application Site (along Lyndhurst Terrace) and one Category B tree (T6 - a Norway maple) within the rear communal space of 11 Lyndhurst Terrace.

4 THE MATERIAL CONSIDERATIONS - PLANNING POLICY

National planning policy

Background information

- 4.1 Planning policy at national level is set out in the government's *National Planning Policy Framework* ('the NPPF')², published in July 2021.
- 4.2 At this level, policy addresses the key principles of development. At its core, there is a presumption in favour of sustainable development incorporating good and durable design, by combining economic, social, and environmental strands in a balanced manner. Trees comprise an element of green infrastructure, which is one aspect of the environmental strand of sustainability.

National Planning Policy Framework 2021

- 4.3 In the context of the Proposed Development, the NPPF provides the following guidance that is relevant in terms of the surveyed trees:
- **Paragraph 131** - "*Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.*"
 - **Paragraph 174** - "*Planning policies and decisions should contribute to and enhance the natural and local environment by: ... b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services including the economic and other benefits of ... trees and woodland*".

Regional planning policy

Background information

- 4.4 Planning policy at the *Greater London* level is currently set out in *The London Plan* ('the LP'). The current iteration of the LP was published, in March 2021.

London Plan 2021

4.5 In the context of the Proposed Development the LP provides the following guidance that is relevant in terms of the surveyed trees:

- **Policy G7 Trees and Woodlands** - *"Development proposals should ensure that, wherever possible, existing trees of value are retained. If planning permission is granted that necessitates the removal of trees there should be adequate replacement based on the existing value of the benefits of the trees removed, determined by, for example, i-tree or CAVAT or another appropriate valuation system. The planting of additional trees should generally be included in new developments particularly large-canopied species which provide a wider range of benefits because of the larger surface area of their canopy".*

Local planning policy

Background information

4.6 Planning policy at the local level is currently set out in the LPA's *Camden Local Plan* ('the LDP'), published in 2017.

Camden Local Plan 2017

4.7 In the context of the Proposed Development, the current LDP provides the following guidance that is relevant in terms of the surveyed trees:

- **Policy D1: Design** - *"The Council will seek to secure high quality design in development. The Council will require that development: ... k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping";*
- **Policy D2: Heritage** - *"The Council will: e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area; ... g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area"; and*
- **Policy A3: Biodiversity** - *"The Council will protect, and seek to secure additional, trees and vegetation. We will: j. resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value including proposals which may threaten the continued wellbeing of such trees ... [and] l. expect replacement trees or vegetation to be provided where the loss of significant trees or vegetation or*

harm to the wellbeing of these trees and vegetation has been justified in the context of the proposed development".

Trees CPG 2019

- 4.8 The LDP is underpinned, in terms of trees, by the *Trees CPG 2019* (CPG). This CPG provides further context to the policies listed above within the LDP and is a material consideration on the context of this proposed development.

Fitzjohns/Netherhall Conservation Area Appraisal 2001

- 4.9 The appraisal document (i.e., the *Fitzjohns/Netherhall Conservation Area Appraisal 2001*) for the *Fitzjohns/Netherhall Conservation Area* (CA) provides further information, regarding the value of trees in terms of CA character. This document therefore is an additional consideration, in the context of this proposed development, including in influencing new garden design, with specific regard to the following policies:

- **F/N28;**
- **F/N29;** and
- **F/N30** (assuming that the current version of BS5837 applies).

5 ARBORICULTURAL IMPACT ASSESSMENT

Removals and urban greening

Tree and shrub removals

- 5.1 All of the trees and shrubs that are within the rear garden are proposed for removal, both to facilitate the proposed development (T1, T3, and part of G5) and to enable the improvement of the rear garden as part of landscaping works (T2, T4, and part of G5).
- 5.2 Referring to Policy G7 of the *LP* as detailed from paragraph 4.4, which states that *valuable trees can be considered as "Category A, B and lesser category trees where these are considered by the local planning authority to be of importance to amenity and biodiversity"*, it is not considered the case in this particular context for the trees within the rear garden to be identified as particularly valuable, because of their limited visibility from the public realm and their minor contribution to the character of the CA overall. Moreover, the LPA previously did not object to their loss as part of the original planning permission.
- 5.3 With specific regard to T3, its juxtaposition with the proposed stepped access connecting the rear garden and the dwelling encroaches significantly into its theoretical rooting area (and therein its *Root Protection Area* - i.e., 'RPA'), and its future projected growth would require continued pruning to manage crown encroachment onto the stepped access. For these reasons, it is not considered viable to retain this tree. This provides an opportunity for new tree planting and soft landscaping measures that should be combined more broadly with the landscaping approach for the rear garden.

New urban greening measures

- 5.4 In terms of new soft landscaping, at this stage of the design process there are no fixed details confirming an exact design route. However, the intention is to introduce new trees and shrubs into the front and rear private spaces that can provide private amenity benefits and enhance the and overall character of the Conservation Area.
- 5.5 Regarding trees, planting in the rear garden will focus on trees with a striking autumn colour that provide a dappled shade (i.e. not full shade), which may include certain maple cultivars and more generally an assortment of species adhering to the principle of 'right tree in the right place' and complying with relevant planning policies, ensuring no overall net loss of trees compared to the existing situation (i.e. 4 or 5 new trees, which complies with *Policy A3(L)* and *D1(K)* of the *Camden Local Plan 2017*, and *Policy F/N29* of the *Fitzjohns/Netherhall Conservation Area Appraisal 2001* document).

- 5.6 Within the front private space, there is reduced availability for tree planting when considering vehicular access requirements and the position of adjacent trees within the public highway. Nonetheless, there is capacity to introduce at least one new tree into this area that is fit for purpose and will be able to grow in a manner that provides long term benefit to the public realm (which complies with *Policy D1(A)*, *Policy D1(K)* and *Policy D2(E)* of the *Camden Local Plan 2017*) and will not juxtapose poorly against the proposed dwelling - this may include a false acacia cultivar positioned towards the north boundary, for example.



Photo 5: Looking west towards the Application Site showing T7 to the left.

Tree protection

- 5.7 The off-Site trees (T6, T7, and T8) are located at sufficient distances away from the Application Site to not require any methods of specific protection (i.e. barrier fencing and ground protection), including because there are existing boundary treatments and changes in land ownership that restrict access into areas closer to these trees.
- 5.8 The only tree of the three that encroaches via its theoretical rooting area (the 'RPA') into the Application Site is T7, which does so to approximately 5% of this total area. Considering that this tree is under active crown management by the highway authority that tends to impact upon the overall rooting area required to sustain the crown (see

Photo 1 and Photo 5 above) and is at closest 4.9m away from the southern boundary, in the event that roots are present within this small area it is unlikely that any ground works will have an unacceptable adverse impact upon the condition of this tree as may be caused as a consequence of root damage or severance.

Underground services

- 5.9 At this stage of the planning process, details pertaining to the location of new service runs and any required access to existing runs are not established. In this context, it is not possible to determine the level of impact of this element of the designs to the off-site trees (primarily, T7 to the south).
- 5.10 In the eventuality that access to existing service runs or to install new service runs involves work operations within the RPA of the off-site trees, the impact to the trees can be managed by following the recommendations of BS5837, which includes as a normative reference the National Joint Utilities Guidance³.

6 CONCLUSIONS

Arboricultural and landscape impacts

Removals within the rear garden

- 6.1 The four trees and one tree/shrub group within the rear garden are proposed for removal, as part of the proposed development, which includes one Category B tree (T3).
- 6.2 Subject to the appropriate specification and positioning of new trees and shrubs, the arboricultural and landscape impact arising for these removals can be considered acceptable and may in fact improve the character of the Conservation Area for the long term.

Off-site trees

- 6.3 The impact to the off-site trees is considered to be very low, considering the minor degree of subterranean encroachment into the site by T7 - this has not changed, compared to the original planning permission (i.e., impacts remain the same now as they did before). Consequently, no special methods of tree protection are proposed, in terms of managing these trees in the context of the proposed development, which includes the two trees within the public highway.

Planning policy

- 6.4 In policy terms at all spatial scales, the proposed development demonstrates compliance with the relevant policies as detailed in the above sections, insofar as new urban greening designs and specifications can ensure that there is no numerical net loss of trees within the Application Site (and ideally a net gain with tangible improvements to the visible public realm) - this will require further and more detailed design work, at a later stage in the planning process, which may be best satisfied by way of a planning condition that takes direction from section 3 of the *Trees CPG 2019* document.

7 APPENDICES CONTENTS

APPENDIX A - Plans

- 200338-P-20 Tree Survey
- 200338-P-21 Existing Layout and Tree Works
- 200338-P-22 Proposed Layout and Tree Works
- 200338-P-23 Tree Protection Plan

APPENDIX B - Schedules

- 200338-PD-20 Tree Schedule
- 200338-PD-22 Tree Work Schedule














APPENDIX A - Plans

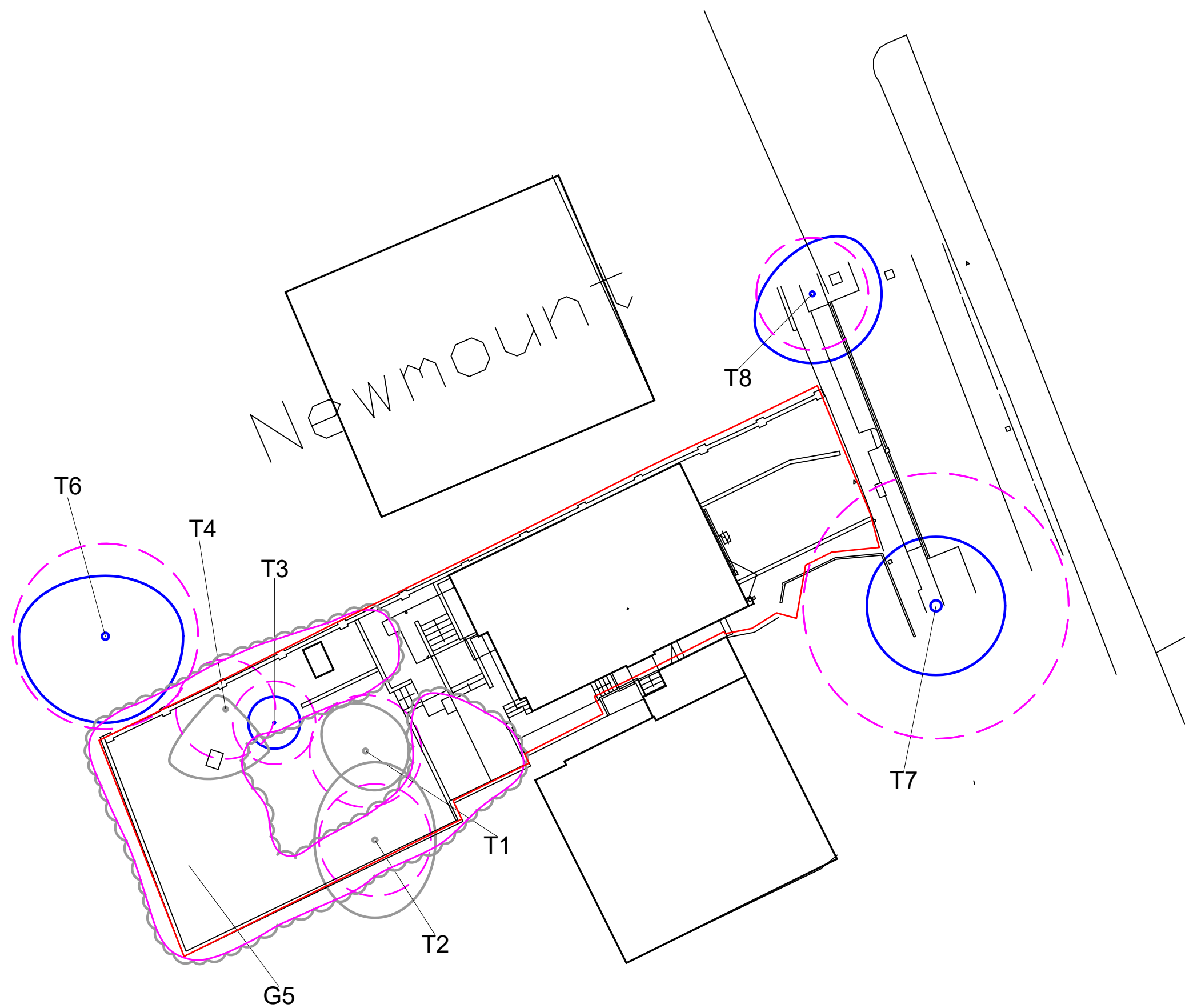
- 200338-P-20 Tree Survey
- 200338-P-21 Existing Layout and Tree Works
- 200338-P-22 Proposed Layout and Tree Works
- 200338-P-23 Tree Protection Plan



BS 5837:2012 TREE RETENTION CATEGORIES



-  Canopy spread (m)
-  Tree Stem
-  Unique tree identification number
-  Root Protection Area (RPA)
-  Group canopy extents shown in their retrospective retention category.
-  Unique group identification number
-  Root Protection Area (RPA)
-  **Category A**
Trees and groups of high quality with an estimated remaining life expectancy of at least 40 years.
-  **Category B**
Trees and groups of moderate quality with an estimated remaining life expectancy of at least 20 years.
-  **Category C**
Trees and groups of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm.
-  **Category U**
Trees in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
-  **BS5837 Root Protection Areas**
Precautionary areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work.
-  Application Site boundary.



rev	date	description	drawn by
Base Drawing: OSMAP			
Title			
BS 5837 Tree Survey Plan			
Client			
Homeowner of 9 Lyndhurst Terrace			
Project			
9 Lyndhurst Terrace, London, NW3 5QA			
Date	Drawn by	Authorised	Scale
26/07/2023	HR	CW	1:250@A3
Drawing No			Rev
200338-P-20			-



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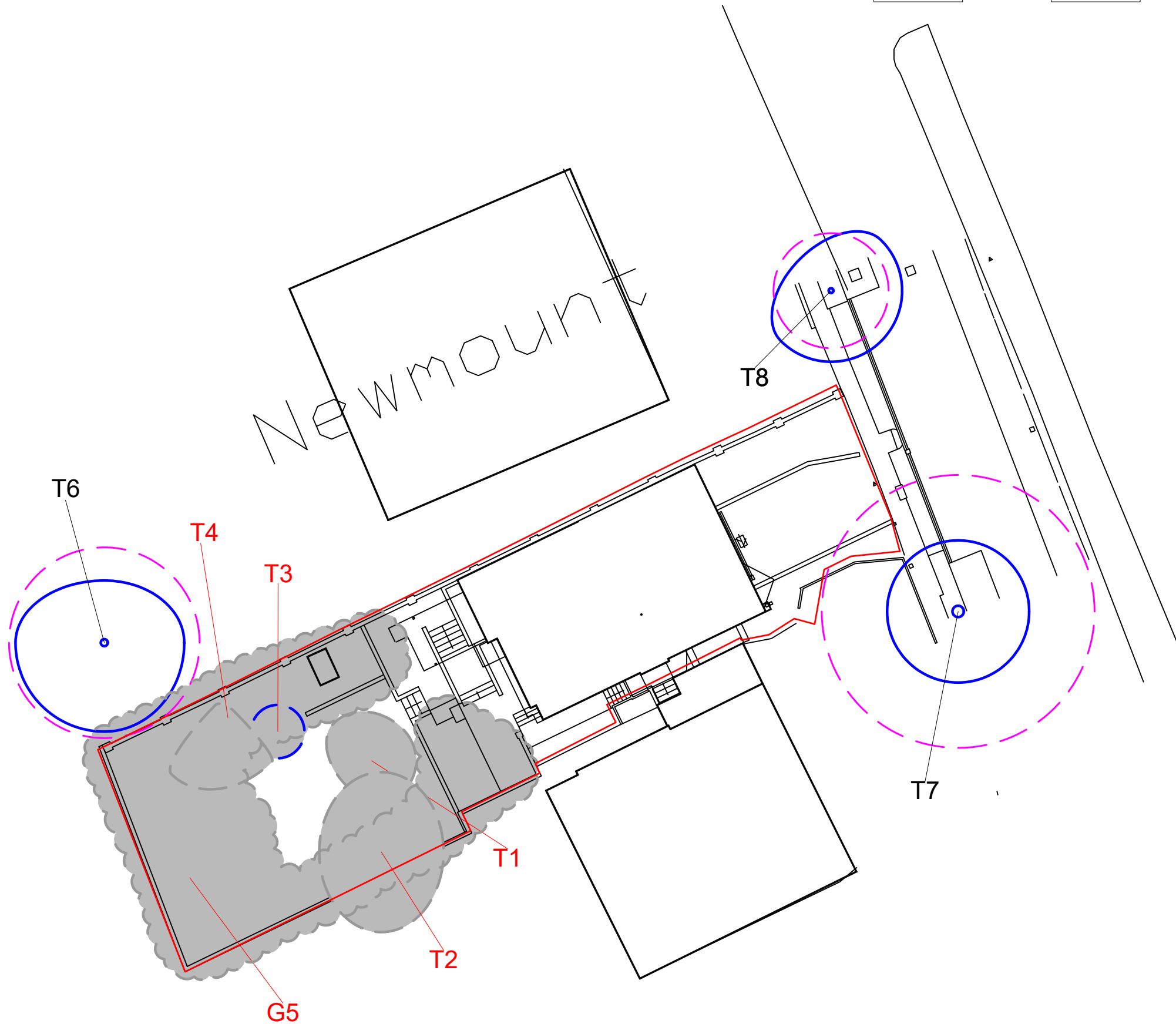
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0 5m 10m 15m

BS 5837:2012 TREE RETENTION CATEGORIES



- Canopy spread (m)
Tree Stem
Unique tree identification number
Root Protection Area (RPA)
- Group canopy extents shown in their retrospective retention category.
Unique group identification number
Root Protection Area (RPA)
- Category A**
Trees and groups of high quality with an estimated remaining life expectancy of at least 40 years.
- Category B**
Trees and groups of moderate quality with an estimated remaining life expectancy of at least 20 years.
- Category C**
Trees and groups of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm.
- Category U**
Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
- BS5837 Root Protection Areas**
Precisely defined areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work.
- Application Site boundary.
- Trees and groups to be removed shown filled grey with red tags.



rev	date	description	drawn by
Base Drawing: OSMAP			
Title			
Existing Layout and Tree Works Plan			
Client			
Homeowner of 9 Lyndhurst Terrace			
Project			
9 Lyndhurst Terrace, London, NW3 5QA			
Date	Drawn by	Authorised	Scale
26/07/2023	HR	CW	1:250@A3
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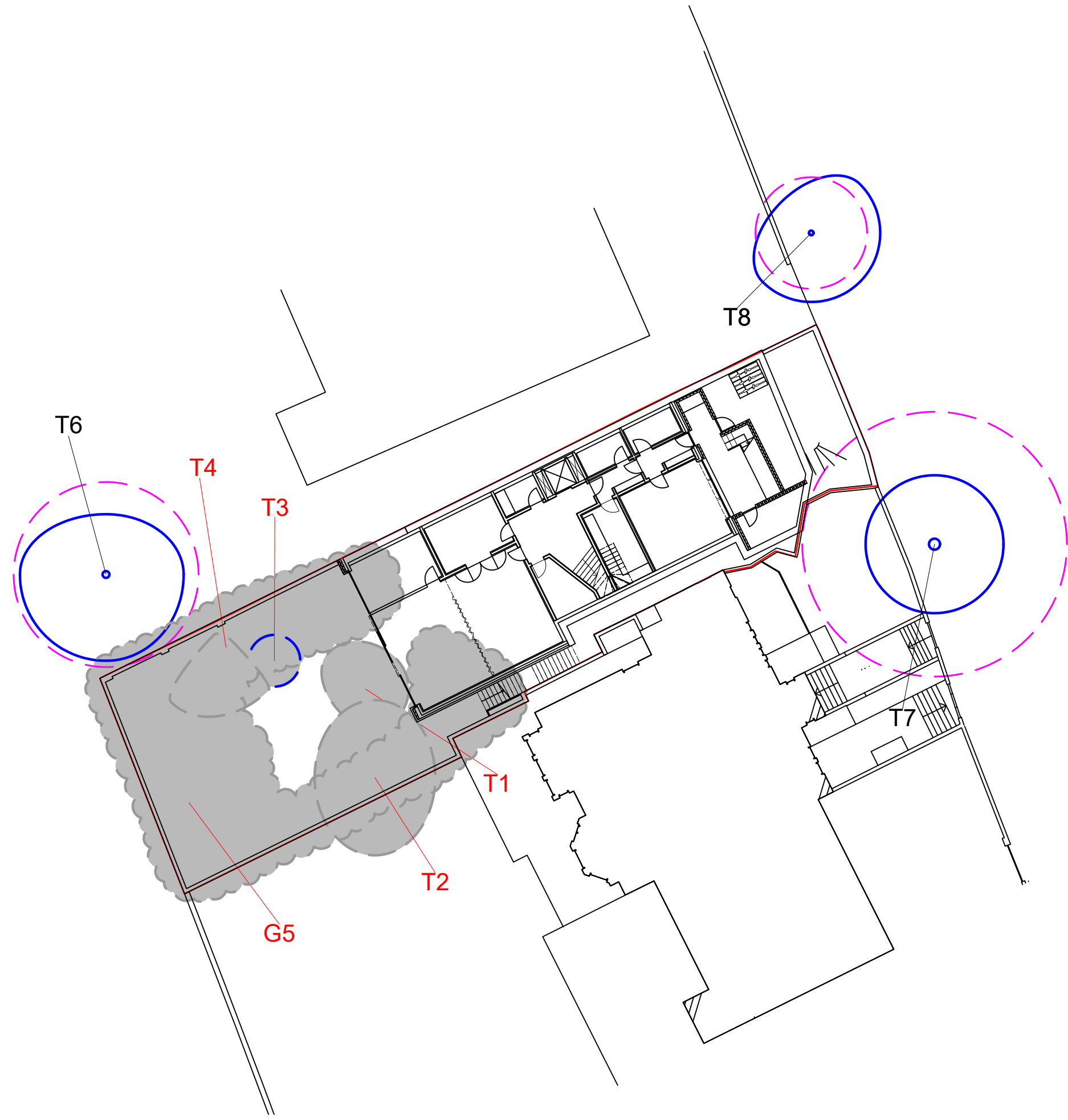
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BS 5837:2012 TREE RETENTION CATEGORIES



- Canopy spread (m)
- Tree Stem
- Unique tree identification number
- Root Protection Area (RPA)
- Group canopy extents shown in their retrospective retention category.
- Unique group identification number
- Root Protection Area (RPA)
- Category A**
Trees and groups of high quality with an estimated remaining life expectancy of at least 40 years.
- Category B**
Trees and groups of moderate quality with an estimated remaining life expectancy of at least 20 years.
- Category C**
Trees and groups of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm.
- Category U**
Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
- BS5837 Root Protection Areas**
Precursatory areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work.
- Application Site boundary.
- Trees and groups to be removed shown filled grey with red tags.



rev	date	description	drawn by
Base Drawing:3005-Proposed Basement Plan			
Title Proposed Layout and Tree Works Plan			
Client Homeowner of 9 Lyndhurst Terrace			
Project 9 Lyndhurst Terrace, London, NW3 5QA			
Date	Drawn by	Authorised	Scale
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Drawing No			Rev
200338-P-22			-



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General Arboricultural Method Statement

TREE WORKS

Only the tree works specified within this report may be undertaken, after the appropriate planning consents have been acquired and in order to implement the consent. In the event of any uncertainty regarding tree works, the arboriculturist will be consulted and where appropriate the Local Planning Authority.

All tree works will be undertaken, in accordance with the best-practice recommendations provided in BS 3998:2010. The statutory responsibilities as outlined in the Wildlife and Countryside Act 1981 (as amended) and the The Conservation of Habitats and Species Regulations 2017 and The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.

TREE PROTECTION FENCING

The tree protection fencing and (where appropriate) ground protection, will be installed as specified within this plan, prior to the commencement of any demolition and construction works. No plant or materials will be delivered to site prior to the construction of the tree protective fencing other than those required to install the tree protection fencing. On every third panel, a sign will be fixed that states "Tree Protection Zone (CEZ). Keep out. Any incursion into this area must be agreed in advance with the arboriculturist and Local Planning Authority." An example of this sign is provided within this plan. The position of the tree protection fencing must not be amended and no individual panels will be uncoupled, without the agreement of the arboriculturist and/or Local Planning Authority.

SERVICES AND DRAINAGE

The installation of drainage runs, manholes, storage tanks, and utilities will be positioned outside the root protection areas of retained trees. If the installation of new services and drainage runs are required within the root protection areas (RPAs) of retained trees, all methods of working will follow the guidance within Table 3 of BS 5837 or the National Joint Utilities Group's (NJUG) Guidelines for the planning, installation and maintenance of utility apparatus in proximity to trees (volume 4, issue 2).

Excavation works within the RPAs of retained trees will be undertaken manually with the use of hand tools only (under the supervision of the arboriculturist), unless otherwise agreed in advance by the arboriculturist. It is recommended that an air lance - and if required a soil vacuum - is used, to excavate service trenches within RPAs. If soil conditions are not suitable for this method of excavation, alternative hand tools can be used once agreed in advance by the arboriculturist.

All roots greater than 25mm in diameter will be retained and will immediately be wrapped in hessian or another appropriate material, to prevent desiccation and temperature fluctuations. Roots will be pushed aside to allow for runs to be installed, where this is practical and without causing root damage.

No machinery will be permitted within the CEZ, at any time, unless agreed in advance with the arboriculturist.

NO-DIG CONSTRUCTION AREAS

Areas that will require no-dig methods of construction are shown within this plan. Working methods within these areas will comply with the details outlined in the main report and in advance of works being undertaken will be agreed with the arboriculturist.

ARBORICULTURAL CLERK OF WORKS

Attendance by the arboriculturist on Site is required, as per the specifications outlined within the Report to which this plan is appended.

It will be the responsibility of the main contractor (or other managing individual or organisation) to confirm the date and time of attendance, providing at least five working days of notice so that the project arboriculturist can confirm attendance.

GENERAL PROTECTION METHODS

No fires will be permitted, within 20m of the crown of any tree or other area of vegetation that includes hedgerows and groups of trees.

No changes in soil level will occur, within the CEZs and RPAs, without agreement in advance with the arboriculturist.

The CEZs will at all times remain free of liquids, materials, vehicles, plant, and personnel, without agreement in advance with the arboriculturist.

Any liquid materials spilled on site will immediately be cleared up. If liquids are spilled within 2m of any CEZ or RPA, the incident will immediately be reported to the arboriculturist, to determine the appropriate response.

All damage to trees and other vegetation will immediately be reported to the arboriculturist, to determine the appropriate response.

Figure 3. Examples of above-ground stabilising systems

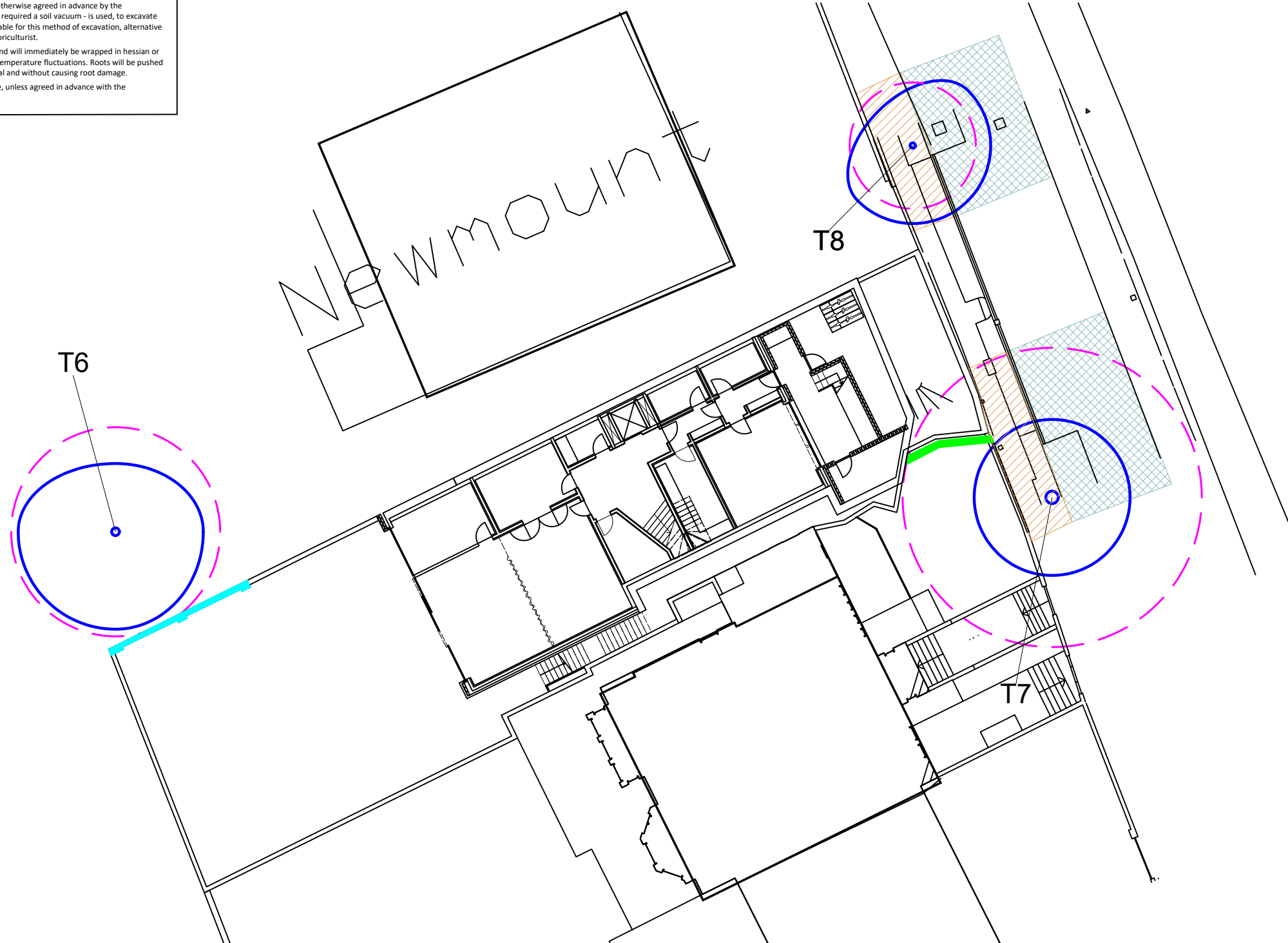


0 5m 10m 15m

BS 5837:2012 TREE RETENTION CATEGORIES



- Canopy spread (m)
- Tree Stem
- Unique tree identification number
- Root Protection Area (RPA)
- Group canopy extents shown in their retrospective retention category.
- Unique group identification number
- Root Protection Area (RPA)
- Category A**
Trees and groups of high quality with an estimated remaining life expectancy of at least 40 years.
- Category B**
Trees and groups of moderate quality with an estimated remaining life expectancy of at least 20 years.
- Category C**
Trees and groups of low quality with an estimated remaining life expectancy of at least 10 years or young trees with a stem diameter below 150mm.
- Category U**
Those in such a condition that the tree cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.
- BS5837 Root Protection Areas**
Precautious areas within which tree roots and soil structure must be protected. All works within these areas will require special methods of work.
- Existing boundary to serve as a suitable barrier to restrict access into the RPA of the off-site tree T6.
- Existing boundary to serve as a suitable barrier to restrict access into the RPA of the off-site tree T7.
- Existing public footpath to be retained and used as a suitable analogue to ground protection for pedestrian traffic.
- Existing public highway to be retained and used as a suitable analogue to ground protection for vehicular traffic.



rev	date	description	drawn by
Base Drawing: 3005-Proposed Basement Plan			
Title Tree Protection Plan			
Client Homeowner of 9 Lyndhurst Terrace			
Project 9 Lyndhurst Terrace, London, NW3 5QA			
Date	Drawn by	Authorised	Scale
26/07/2023	HR	CW	1:250@A3
Drawing No 200338-P-23			Rev -



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APPENDIX B - Schedules

- 200338-PD-20 Tree Schedule
- 200338-PD-22 Tree Work Schedule

200338 - 9 Lyndhurst Terrace

Tree ID	No. Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category
					N	NE	E	SE	S	SW	W	NW									
Tree T1	1 Malus sp. (Apple sp.)	5.0	27	1		2.5		2.5		2.0		3.0	2.0		Mature	Structural condition Fair. Physiological condition Fair. Arboricultural work - Historic. Base / stems obscured - Vegetation. Competition - Adjacent trees. Decay / structural defect in crown limb / limbs - Localised. Deadwood - Major. Decay / structural defect - Bole. Ivy or climbing plant. Rubbing limbs.	28/04/2020	33.0	3.2	10-20	C1/C2
Tree T2	1 Salix caprea (Goat Willow/Great Sallow)	8.0	27	1	4.5		3.5		4.5		3.5		3.0		Mature	Structural condition Fair. Physiological condition Good. Base / stems obscured - Vegetation. Ivy or climbing plant.	28/04/2020	33.0	3.2	10-20	C1/C2
Tree T3	1 Taxus baccata 'Fastigiata' (Irish Yew)	8.0	20 COM	4	1.5		1.5		1.5		1.5		1.0		Early Mature	Structural condition Fair. Physiological condition Good. No significant faults observed.	28/04/2020	18.1	2.4	20-40	B1/B2
Tree T4	1 Cotoneaster sp. (Tree Cotoneaster)	4.0	24	1		0.5		3.5		4.5		1.0	2.0		Mature	Structural condition Fair. Physiological condition Fair. Access to inspect base - Not possible. Base / stems obscured - Vegetation. Leaning trunk - Major.	28/04/2020	26.1	2.9	10-20	C2

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

The survey information in this schedule has been gathered following a BS5837 survey for planning purposes. Where hazardous trees have been noted recommendations for works may have been made but this survey cannot be relied upon as a full health and safety assessment of the trees.

200338 - 9 Lyndhurst Terrace

Tree ID	No. Species	Height (m)	Stem diameter (cm)	No. of Stems	CROWN SPREAD (m)								Crown clearance (m)	L.B. (m)	Life stage	Condition Notes	Survey date	RPA (m ²)	RPR (m)	Life expectancy (yrs)	BS Category	
					N	NE	E	SE	S	SW	W	NW										
Group G5	1 Magnolia sp. (Magnolia sp.)	5.0	9 AVE										0.0		Early Mature	Structural condition Fair. Physiological condition Fair. Competition - Adjacent vegetation. Hedgerow - Neglected / overgrown. Natural regeneration. Various shrub species - data estimated/indicative only.	28/04/2020			10-20	C2	
	1 Prunus cerasifera (Cherry Plum (Myrobalan))																					
	1 Ficus sp. (Fig sp.)																					
	1 Mahonia aquifolium (Oregon Grape)																					
	2 Cotoneaster sp. (Tree Cotoneaster)																					
	3 Viburnum sp. (Viburnum sp.)																					
	5 Ilex aquifolium (Holly)																					
	10 Fraxinus excelsior (Ash)																					
	10 Acer pseudoplatanus (Sycamore)																					
	10 Buddleja sp. (Buddleja)																					
	100 Hedera helix (Common Ivy)																					

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

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L.B. Height of lowest branch attachment (m) - where relevant

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200338 - 9 Lyndhurst Terrace

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					N	NE	E	SE	S	SW	W	NW									
Tree T6	1 Acer platanoides (Norway Maple)	12.0	44 COM	2	3.5	4.5	5.0	5.0			4.0		Mature	Structural condition Fair. Physiological condition Fair. Crown reduction - Recent. Off-site tree. Position estimated.	28/04/2020	90.5	5.4	20-40	B1/B2		
Tree T7	1 Tilia x vulgaris (Common Lime)	13.0	64	1	4.0	4.0	4.0	4.0			6.0		Mature	Structural condition Fair. Physiological condition Good. Crown reduction - Recent. Epicormic growth - Base / bole / principal stems. Off-site tree.	28/04/2020	185.3	7.7	20-40	B1/B2		
Tree T8	1 Tilia x vulgaris (Common Lime)	11.0	27	1		4.0	4.0	4.0	2.5		2.5		Early Mature	Structural condition Fair. Physiological condition Good. Competition - Adjacent trees. Off-site tree.	28/04/2020	33.0	3.2	20-40	B1/B2		

Stem **green** Estimated value

Stem **AVE** Average stem diameter for tree groups

Stem **COM** Combined stem diameter in accordance with BS5837

L.B. Height of lowest branch attachment (m) - where relevant

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Generated By



Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	<ul style="list-style-type: none"> * Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) * Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline * Trees infected with pathogens of significance to health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <p>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7</p>			RED
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Trees to be considered for retention				
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Tree that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue).	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture).	GREEN
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation.	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.	Trees with material conservation or other cultural value.	BLUE
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits.	Trees with no material conservation or other cultural value.	GREY

200338-PD-22 Tree Work Schedule

9 Lyndhurst Terrace, London, NW3 5QA



ID	No. / Species	BS5837 Category	Purpose of works Recommended works	Status
T1	1 <i>Malus sp.</i> Apple sp.	C1/C2	To facilitate development Fell - Ground level.	Proposed
T2	1 <i>Salix caprea</i> Goat Willow/Great Sallow	C1/C2	Landscape improvement Fell - Ground level.	Proposed
T3	1 <i>Taxus baccata 'Fastigiata'</i> Irish Yew	B1/B2	To facilitate development Fell - Ground level.	Proposed
T4	1 <i>Cotoneaster sp.</i> Tree Cotoneaster	C2	Landscape improvement Fell - Ground level.	Proposed
G5	1 <i>Magnolia sp.</i> Magnolia sp.	C2	Landscape improvement Fell - Ground level.	Proposed
	1 <i>Prunus cerasifera</i> Cherry Plum (Myrobalan)			
	1 <i>Ficus sp.</i> Fig sp.			
	1 <i>Mahonia aquifolium</i> Oregon Grape			
	2 <i>Cotoneaster sp.</i> Tree Cotoneaster			
	3 <i>Viburnum sp.</i> Viburnum sp.			
	5 <i>Ilex aquifolium</i> Holly			
	10 <i>Fraxinus excelsior</i> Ash			
	10 <i>Acer pseudoplatanus</i> Sycamore			
	10 <i>Buddleja sp.</i> Buddleja			
	100 <i>Hedera helix</i> Common Ivy			



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Tim Moya Associates is a trading name of Tim Moya Tree Services Ltd. Company Reg No. 3028475