



Property Risk Inspection
LIMITED

18/12/2023

London Borough of Camden Council
Planning Department

Attention:

Dear Sir/Madam

Re: Tree Related Subsidence at – 34 Heath Drive, London NW3 7SD

Notice under s.211 of the Town and Country Planning Act 1990 of intent to:

- Fell close to ground level x2 Cypress trees (T2 & T5)**
- Fell close to ground level x2 Pine trees (T11 & T12)**
- Fell and eco plug stump of x1 Sycamore tree (T16)**
- Fell and eco plug stump of x1 Pear tree (T17)**
- Fell and eco plug stump of x1 Hawthorn tree (T19)**

at 34 Heath Drive, London NW3 7SD

We write in reference to our site survey of **16/12/2022** (reviewed 30/01/2023) and confirm that we are the arboriculturists appointed on behalf of property insurers of the above risk address.

It is the view of chartered engineers appointed to investigate damage that the property has suffered differential movement and subsequent damage consistent with tree related clay shrinkage subsidence.

Further to discussions with the Structural Engineer who is assessing the required remedial works for the property, we are of the opinion that it is preferable to remove the implicated trees. This is because retaining the trees and implementing an engineered solution cannot happen without having serious effect on their root systems which are influencing the structure of the risk address.

This submission consists of a formal notification under Conservation Area Regulations of our intention to remove the trees as mentioned above which we believe are not protected under any Tree Preservation Order.

Whilst insurers have no requirement to submit prescribed levels of supporting evidence in relation to a Conservation Area notification, we are enclosing copies of relevant technical reports, in the attached Appendices, as itemised below:

1. A site plan, survey tables and photographs which locates vegetation that is the subject of this notification.
2. Level Monitoring
3. Engineers Reports
4. Site investigation Report



We have demonstrated, from the evidence detailed above, two tests in line with current case law that show:

1. **Tree roots were present underside of foundations:**
 - Positive *Pomoideae* and *Leguminosae* root ID
 - Level Monitoring showing cyclical movement

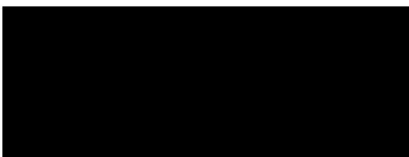
2. **Damage to the insured's property has resulted from tree related subsidence:**
 - History and timing of damage indicates it is tree root induced movement
 - Pattern of damage relative to the trees and mechanism of movement implicates the itemised tree species

Please accept this letter as our formal notification to undertake the works detailed below:

<i>Tree Number (as per PRI plan)</i>	<i>Common name</i>	Specification
T3	Cypress	Fell close to ground level.
T5	Cypress	Fell close to ground level.
T11	Pine	Fell close to ground level.
T12	Pine	Fell close to ground level.
T16	Sycamore	Fell and treat stump with eco plugs (broadleaved).
T17	Pear	Fell and treat stump with eco plugs (broadleaved).
T19	Hawthorn	Fell and treat stump with eco plugs (broadleaved).

Reasons for this notification:

1. The above tree works are proposed as a remedy to the differential foundation movement at the above address and to ensure the long-term stability of the building.
2. The above tree works are proposed to limit the extent and need for expensive and disruptive engineering repair works.
3. The above tree works are proposed to limit the duration of any claim period and, therefore, allow the landowner his right to the peaceful enjoyment of his property.
4. It is the case that an alternative to felling, such as pruning or significant pollarding of the trees, would not provide a reliable or sustainable remedy in this case.
5. We do not consider that any other potential means of mitigation, such as root barriers, would be effective or appropriate in the circumstances.
6. The above tree works are proposed to limit the extent and need for costly CO₂e emissions relating to alternative engineering repair works at the insured property. A typical underpinning scheme can include a carbon cost of more than **6000 kg CO₂e** and soil stabilisation or root barriers more than **4000 kg CO₂e**. A typical tree might capture between **15-40kg CO₂e** per annum and would therefore take centuries to mitigate the cost in CO₂e on any alternative. We also confirm that the applicant has included this scheme and **notification** in its tree planting and carbon capture off-set scheme for trees causing subsidence to low rise buildings which has already seen some **11,000** trees planted and additionally **220 tonnes** of carbon captured.





Please provide your formal acknowledgement of this notification, indicating the date of its registration and the date that any decision would in your view, be due.

Please quote our reference number 282904 in all correspondence.

Insurers have no requirement to offer replacement planting in the circumstances of this notification being within a Conservation Area but Insurers are not unaware of the significance of the proposal in landscape terms.

A replacement planting scheme is seen as integral to this notification and could be accommodated on a 1:1 basis. The scheme is offered on an entirely voluntary basis, and we are willing to discuss species in conjunction with the Council, the neighbours and the Insurer.

Alternatively you should note that the applicant has automatically enrolled this scheme and notification in its tree planting and carbon capture off-set scheme for trees causing subsidence to low rise buildings which has already seen some 11,000 trees planted and additionally 220 tonnes of carbon captured.

Should you wish to visit the risk property, please contact us in order that we may arrange suitable access. We trust that the above information is of assistance, but should you have any queries please do not hesitate to contact us.

Yours faithfully

Emma Whytefield
Mitigation Co-ordinator
Insurance Services
Property Risk Inspection Ltd

