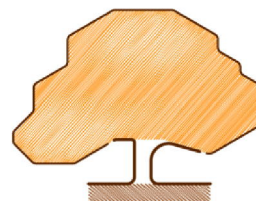


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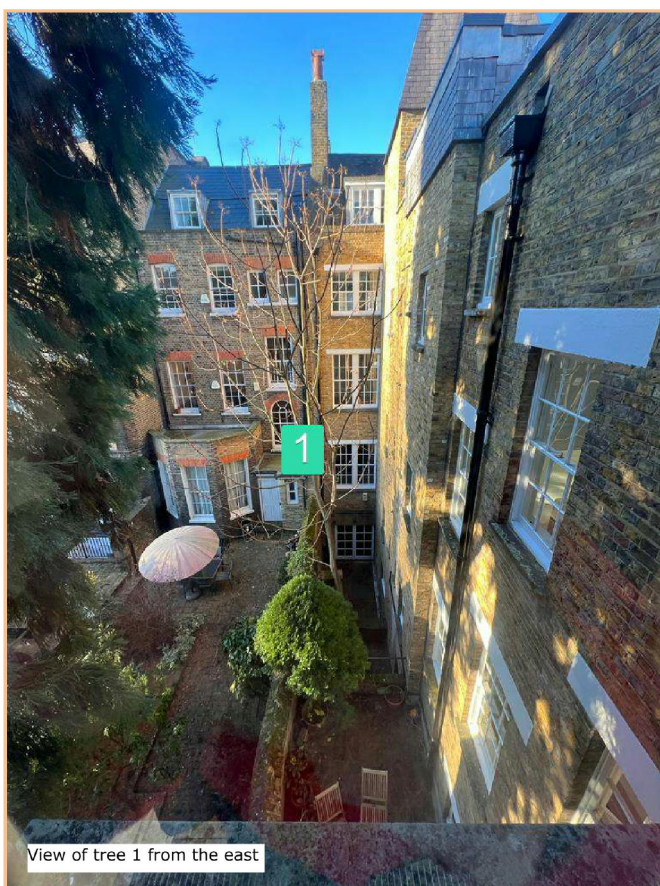
REPORT

on a single tree at

9 Northington Street, London, WC1N 2JF



JOHN CROMAR'S
ARBORICULTURAL
COMPANY LTD



View of tree 1 from the east



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1 Introduction and Instructions

1.1

My instructions are considered to be in essence to report on the amenity contribution and condition of a single tree at 9 Northington Street, London, WC1N 2JF on behalf of MHL. The tree is indicated on a sketch plan, ref: S1268-J1-P appended.

2 Sources and Documents

2.1

Photographs received.

2.2

According to British Geological Survey data, the subsoil underlying the site is Hackney Gravel Member - sand and gravel overlying London Clay formation.

3 Statutory constraints

3.1

The tree stands within the Bloomsbury Conservation Area, in the administrative area of London Borough of Camden. The Local Authority does not list Tree Preservation Orders online.

4 Observations and appraisal

4.1 Tree data

Tree number	Tree type	Height (m)	Stem diameters (mm)	Comments
1	common ash	10	240	<p>Evidently a wind-sown sapling, young and of high vitality but very poorly sited for growth to maturity. It has developed within a bull's-eye planter, a feature of the hard landscaping, and would in my view rather pointlessly damage or destroy this feature if it is left to grow on.</p> <p>The tree is not visible from truly public viewpoints and makes only a very slight contribution to views from rear elevations of dwellings and/or commercial properties nearby.</p> <p>Remove; treat stump to prevent growth</p>

4.2

Soil type was not verified by on-site sampling.

5 Photos



6 Conclusions

6.1

Removal of the tree will have negligible impact on public amenity.

7 Recommendations

7.1

All tree work should be carried out to BS 3998 : 2010 'Tree Work - Recommendations'. The Wildlife and Countryside Act 1981 protects with certain exceptions all birds and their nests. It is an offence to destroy such nests or take or injure such birds in the course of tree works operations. I saw no sign of nesting birds.

7.2

If a tree is a bat-roost, a licence to work on the tree must first be obtained from the relevant Statutory Nature Conservation Organization (in England : Natural England 0845 601 4523.) Acting without a licence is likely to be justifiable only in acute emergencies threatening human life and where all other legally available options such as footpath diversion, fencing and warning signs cannot be applied. I saw no sign of PRFs (potential roost features).

7.3

Conservation Area restrictions do apply and therefore a formal notification of intent should be given to the local planning authority and the notification period allowed to expire, before carrying out work to any such protected trees.

8 General

8.1

All trees growing close to life and property require regular inspection and sometimes maintenance, to ensure conflict between the arboreal and human spheres of existence is avoided. A basic annual inspection should be carried out by the landowner. An inspection using a properly qualified and experienced arboriculturist, such as a Fellow of the Arboricultural Association, is recommended if there is cause to consider that deterioration, gale or other damage has taken place, or fungal fruiting bodies (mushrooms or bracket-type) appear on or close to any tree.

Dated: 18th January 2024

Signed:



John C. M. Cromar,
Dip.Arb.(RFS), F.Arbor A.



9 Limitations

9.1

Copyright is retained by the writer. This is a report for the sole use of the client(s) named above. It may be copied and used by the client only in connection with the subject of the instructions. Its reproduction or use in whole or in part by anyone else without the written consent of the writer is expressly forbidden. Any appended schedule of tree work, and any plan, may, without the written consent of the writer, be reproduced to contractors for the sole purpose of tendering.

9.2

This is not a subsidence management or subsidence risk assessment survey. This can be provided but a further fee is payable. Whilst comments relating to matters involving built structures or soil data may appear, any opinion thus expressed should be viewed as qualified, and confirmation from an appropriately qualified professional sought. Such points are usually clearly identified within the body of the report.

9.3

It will be appreciated, and deemed to be accepted by the client, that inherent in tree inspection is assessment of the risk associated with trees close to people and their property. Most human activities involve a degree of risk, such risks being commonly accepted if the associated benefits are perceived to be commensurate. Risks associated with trees tend to increase with the age of the trees concerned, but so do many of the benefits.

9.4

Recommendations will therefore be formulated on the basis of:

1. The arboricultural considerations- safety, good practice and aesthetics.
2. The cost-benefit analysis (cost being in terms of amenity) of measures needed to avoid the threat of all damage and/or injury.

10 Schedule

Works to tree at 9 Northington Street, London, WC1N 2JF.

Please read in conjunction with plan S1268-J1-P appended.

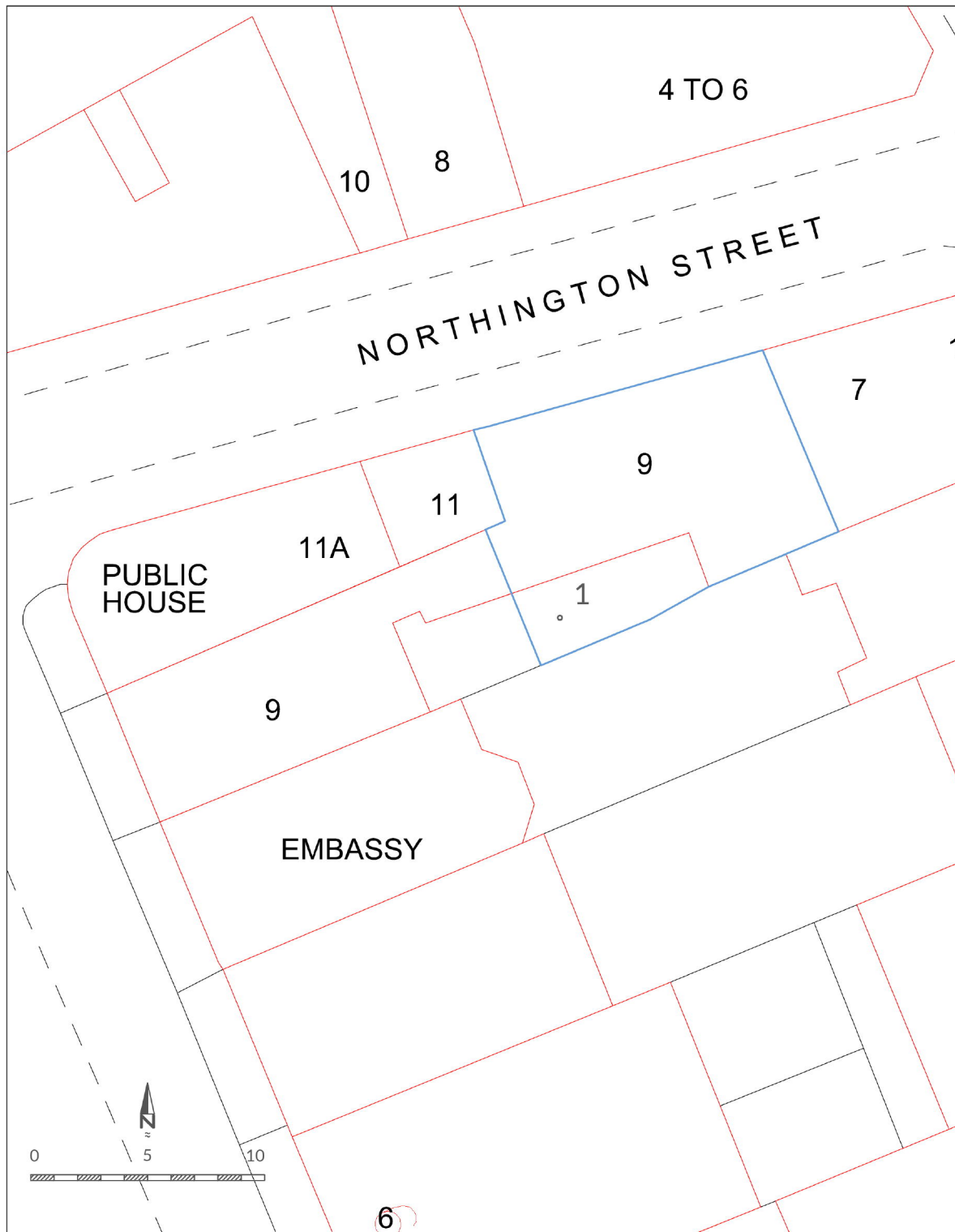
This section and the plan together constitute the core of the formal notification.

Tree number	Tree type	Height (m)	Stem diameters (mm)	Comments
1	common ash	10	240	Remove; treat stump to prevent growth

NOTES:

All tree work should be carried out to BS 3998 : 2010 'Tree Work - Recommendations'. The Wildlife and Countryside Act 1981 protects with certain exceptions all birds and their nests. It is an offence to destroy such nests or take or injure such birds in the course of tree works operations. If a tree is a bat-roost, a licence to work on the tree must first be obtained from the relevant Statutory Nature Conservation Organization (in England : Natural England 0845 601 4523.) Acting without a licence is likely to be justifiable only in acute emergencies threatening human life and where all other legally available option such as footpath diversion, fencing and warning signs cannot be applied.

11 Plan



Plan drawn to approx. scale 1:200 @ A4

Trees in relation to 9 Northington Street, London, WC1N 2JF
S1268-J1-P v1

