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Tree Health & Condition Assessment & Tree Management Report.

Site Details: 12a Hollycroft Avenue, London, NW3 7QL

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1.0 – Summary of Instruction

An arboricultural survey was commissioned by our client to be undertaken at 12a Hollycroft Avenue, London NW3 7QL.

The tree survey and report seek to provide an above ground visual assessment of two Sycamore (*Acer pseudoplatanus*) trees growing in the rear garden at the property and provide appropriate management recommendations where necessary.

The tree survey was undertaken utilising Stage 1 of the Visual Tree Assessment (VTA) method of inspection. (See Section 1.1)

Instructions were to:

- Carry out an above ground Stage 1 Visual Tree Assessment (VTA) of two Sycamore (*Acer pseudoplatanus*) trees located in the rear garden at 12a Hollycroft Avenue, London NW3 7QL;
- Provide individual tree information – i.e. tree species, dimensions, age class, and an assessment of the trees' current physiological health and structural condition;
- Provide a Tree Management Report detailing findings of the Stage 1 VTA and management recommendations where applicable for remedial tree surgery work, or further investigation into tree health and/or condition. (See Section 1.1);
- Where applicable, make recommendations for any non-tree surgery works (*Such as Ivy removal, soil amelioration / decompaction, removal of restrictive non permeable surfaces, installing strimmer guards around stem bases, removal of stakes and tree ties on established young trees etc*).

The tree survey has been undertaken in accordance with the above instructions, as requested by our client.

The report is to include all relevant tree data as well as recommendations and priority timescales for any necessary remedial tree surgery work, or non-tree surgery work in the interest of improving/maintaining tree health and reducing reasonably foreseeable risks to an acceptable level.

1.1 – Visual Tree Assessment (VTA)

The Visual Tree Assessment (VTA) method of inspection is an internationally recognised tree hazard assessment method developed by Prof. Claus Mattheck: *Body Language of Trees – a handbook for failure analysis* (HMSO, 1994).

The basis of VTA is the identification of symptoms which a tree produces in reaction to a weak spot or area of mechanical stress. These can then be interpreted in terms of potential hazard features within a tree, including the presence of pathogenic fungi fruiting bodies.

Stage 1 of the VTA process involves a visual assessment of the tree(s) undertaken from ground level, using certain tools where necessary. Tools such as binoculars for upper crown observations, a metal probe for testing cracks, cavities, splits or fractured parts and a nylon sounding mallet for audible resonance testing, may all be used during the Stage 1 VTA. The physiological health and vitality of trees is also assessed as part of the Stage 1 VTA. Below ground tree roots or buried parts are not inspected.

The inspection of the two Sycamore trees at 12a Hollycroft Avenue was conducted in accordance with Stage 1 of the VTA process, which allows for General Management Recommendations (GMR) or Preliminary Management Recommendations (PMR) to be made where necessary.

- *General Management Recommendations – (GMR)* for remedial tree surgery works are made in the interest of safety, good tree management and in accordance with industry best practice guidelines; *(N.B. GMRs may also include beneficial non tree surgery works such as Ivy removal from trees, soil amelioration, installing strimmer guards around stem bases, removal of stakes and tree ties on established young trees etc.)*
- *Preliminary Management Recommendations – (PMR)* may have been made where *further investigation into tree health and condition is required before a GMR decision can be made.

**Further investigation normally refers to (but is not restricted to):*

- *Stage 2/3 of the Visual Tree Assessment (VTA) process involves semi invasive testing with Tomography, Resistograph and Fractometer equipment on areas of the tree where a significant internal structural defect is suspected following the Stage 1 VTA. This may be the Stage 1 identification of visible decay such as cavities, de-laminated bark, poor wound occlusions, exposed sapwood and heartwood, cracks, splits, or the presence of pathogenic fungi fruiting bodies.*
 - *Stage 2/3 VTA can determine in much greater detail the extent and severity of suspected internal wood decay and/or structural defects through Tomography or Resistograph investigation. If required, Fractometer testing can also determine the strength of supporting wood tissue.*
 - *Recommendations for a climbed or aerial inspection to be undertaken, to assess the upper sections of the tree stem or crown, where a significant structural defect is suspected but could not be quantified during the Stage 1 VTA undertaken from ground level.*

1.2 – Visual Tree Assessment (VTA) in a Seasonal Context

There are both advantages and disadvantages to carrying out VTA assessments in summer versus the winter:

Spring/Summer

- **Advantages:** Vitality can be easily assessed and deadwood is clearly visible.

Disadvantages: Trees in full (heavy) leaf (e.g. Lime) can obscure assessment of branch/trunk defects. Pathogenic fungal bodies are not always present at this time of year.

Autumn/Winter

Advantages: Branch/trunk structure more readily visible from the ground and pathogenic fungi are best spotted at this time of year.

Disadvantages: Vitality is not so readily assessed and deadwood is not so easily identifiable.

For these reasons, spring/summer and autumn/winter VTA assessments are best alternated.

2.0 – Report Limitations

- *All observations of tree condition were taken from ground level, a visual assessment of external features only, assisted (as required) by the use of binoculars, a metal probe for inspection of cavities, cracks, splits etc. and a rubber sounding mallet for audible resonance testing. All on site, individual trees were assessed utilising Stage 1 of the Visual Tree Assessment (VTA) method of tree inspection. (See Section 1.1).*
- *Below ground tree roots and buried parts were not inspected.*
- *Detailed background information is not known concerning the past history of the site, the soil type, geology or hydrology of the environs. No inspection material has been acquired by Tree Sense Arboricultural Consultants for assessment by a laboratory.*
- *Assessing the potential influence of trees upon load-bearing soils beneath existing and proposed structures, resulting from water abstraction by trees on shrinkable soils, is not part of the VTA process and is not therefore, considered in any detail in this report. Tree Sense Arboricultural Consultants cannot be held responsible for damage arising from soil shrinkage or heave issues related to the retention or removal of trees on site.*
- *The recommendations made in this report relate to the assessment of the trees physiological health and structural condition only and with consideration paid to their surroundings (i.e. targets) at the time of inspection.*
- *Treatment recommendations assume that the client understands that tree management is a continuing process, requiring regular attention and that as part of this process the condition of retained trees should be thoroughly reassessed at regular, timely intervals, with hazard checks after periods of likely tree stress, e.g. after periods of severe weather.*
- *Weather conditions were dry and overcast with sunny intervals on the day of the survey (11th January 2024).*
- *All observations of historical tree management are approximate based on the appearance of the individual tree/tree group inspected at the time of the survey.*
- *Tree heights have been estimated to within 1m.*
- *Stem diameters have been measured where accessible to within 50mm.*
- *A Tree Position Plan (TPP) is provided in Section 4.0 indicating the approximate locations of all assessed trees and numbered accordingly to correspond with the information provided in the Individual Tree Data Table in Section 5.0.*
- *The purpose of the TPP is only to indicate the approximate location of trees to ensure third parties undertaking recommended works can locate and identify the correct tree(s) and cross reference with the information provided in Section 5.0. The TPP is not drawn to scale.*
- *Where a tree is subject to a Tree Preservation Order (TPO) and/or stands within a designated Conservation Area, it will be necessary for the tree owner or his/her appointed tree surgery contractor to ensure appropriate compliance with planning requirements, before any recommended, non-urgent treatments can be undertaken. (See Section 9.0).*
- *It is understood that the Sycamore trees T1 and T2 are subject to Individual Tree Preservation Orders (TPO).*

2.1 – Time Limits

It should be understood that trees are not static objects, but growing, living organisms; and their condition, size and relationship to buildings, structures and other trees can change significantly and sometimes unpredictably over a period of time.

Therefore, for all retained trees, this report has a maximum validity period of 16 months from the date of publication.

Any subsequent reports published within this period will supersede this report. The validity of the report is also subject to all management recommendations being undertaken to standards detailed in section 7.0 and within the advised priority timescale.

It is the responsibility of the client to arrange and commission all future tree assessment surveys.

Re-inspection should be undertaken at regular intervals as set out in this report. Reassessment of the trees every 16 months allows for alternate autumn/winter – spring/summer inspections which are beneficial in assessing deciduous trees in particular, for reasons given in Section 1.2.

Interim assessments are only undertaken at the request of the client. (See Re-inspection Section 8.0).

2.2 – Severe Weather Limitations

Impacts of severe drought, storm, inundation, flooding, subsidence or land slip are not covered by this report.

3.0 –Background and General Observations

Background:

Instructions were received from our client in December 2023 to undertake a health and condition assessment of two Sycamore trees growing in the rear garden of the property.

The tree assessment survey should be conducted on a regular basis, with re-assessment surveys undertaken at the request of the client. (See Sections 2.1 and 8.0).

The tree assessment survey and report should be revised on a regular basis as detailed in Section 8.0 to ensure that the trees are inspected at regular intervals for their physiological and structural condition. Regular inspection is recommended to ensure that tree surgery works are undertaken when necessary and in the interests of sound arboricultural management.

Tree Sense AC originally assessed the two Sycamore Trees (T1 and T2) in October 2016. No re-assessment surveys were commissioned between publication of the Tree Management Report (MAY_12aHA_HCA_001) on the 2nd November 2016 and this latest assessment in January 2024.

This report publication (MAY_12aHA_HCA_002) follows the second inspection of the two Sycamore trees T1 and T2 on the 11th January 2024. All future report revisions will supersede and invalidate previously published reports.

General Observations:

12a Hollycroft Avenue is the basement dwelling which has access into the rear garden at lower ground floor level. The rear garden features a paved patio immediately off of the rear elevation of the building, with the main garden area approximately 700mm lower than the patio surface. The central area of the rear garden is predominantly lawn surfaced, with an abundance of ornamental shrubs, small trees and low level vegetation around the borders.

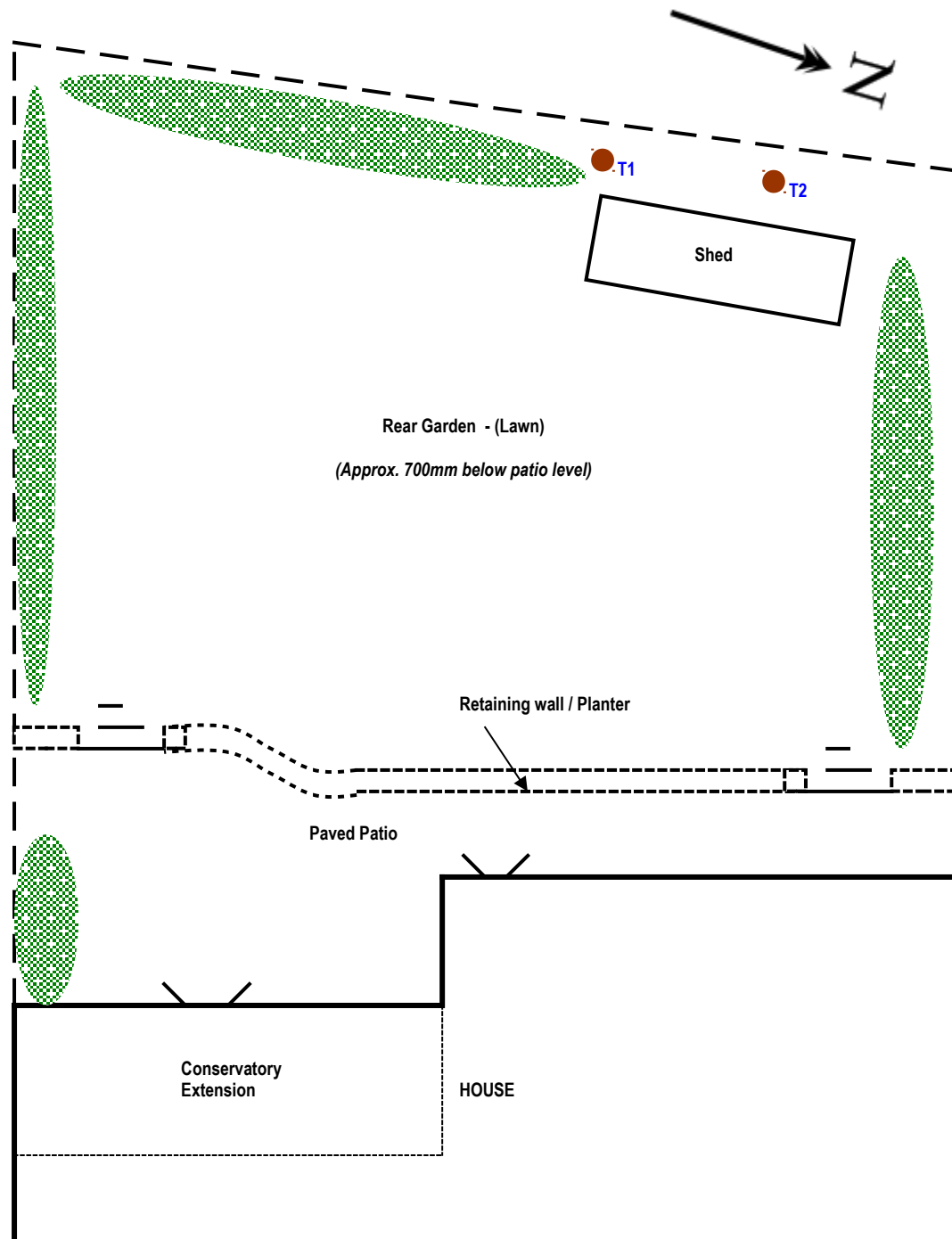
The two Sycamore trees are located tight to the western (rear) boundary line, behind a wooden shed structure and a group of Laurel (*Prunus laurocerasus*) trees and other shrubs and vegetation. The two Sycamore trees are the dominant trees in the rear garden of the property.

It is understood that both Sycamore trees are subject to Tree Preservation Orders (TPO) and the property features within a Conservation Area.

Both Sycamore trees were inspected for their physiological health and structural condition. Details recorded for each of the trees can be found in the Individual Tree Data Table 5.0 below.

The positions and numbering of the assessed trees are provided on the Tree Position Sketch Plan in Section 4.0. The plan is not drawn to scale and is provided only to allow each tree to be identified and cross referenced with comments and management recommendations provided in the Individual Tree Data Table 5.0 below.

4.0 – Tree Position Sketch Plan - (Not to Scale)



Tree Position Sketch Plan (Not to scale) Notes

The above sketch plan is for illustrative purposes, provided only to indicate the approximate position and numbering of the surveyed individual trees within the property boundaries and is not drawn to scale.

The numbered trees can be cross referenced with individual tree information and management recommendations provided in Section 5.0 below.

5.0 – Individual Tree Data Table

Tree No.	Species	Height (m)	Stem Diameter (mm)	Crown Spread (m)	Crown Height (m)	Age Class	Physiological Condition	Structural Condition	Comments	Recommendations	Priority
T1	Sycamore (<i>Acer pseudoplatanus</i>)	20+	800	N - 4 E - 9 S - 9 W - 9	8	M	Good	Good	Growing from a ground level approx. 300mm below the shed base hard standing and direct impact is evident where the tree has increased in size over time, impacting on the hard standing. Solid and intact main stem with good buttress roots around the base. Crown framework intact, some major and minor deadwood visible throughout the crown, including broken out dead branches suspended in the crown. Northern crown suppression due to the close proximity of neighbouring T2. Ivy growing on the north side of the main stem and into the crown framework. <i>Historical observation (2016):</i> Tar Spot (<i>Rhytisma acerinum</i>) evident on much of the observable foliage. Tree was devoid of foliage at the time of the January 2024 assessment. However, Sycamore leaf litter in the garden showed Tar Spot remains present. Tar Spot is a common pathogen found on Sycamore trees and is relatively harmless to the long term health of the tree, but can cause early leaf fall. Sweeping up and burning fallen leaves can help to reduce the problem occurring the following year. Tree has been pruned historically, but not recently. Some large diameter lower crown branches have been removed in the past, with good/fair wound occlusions (flanking wound wood) evident on the parent limbs/stem. (Supporting photos provided in Appendix A) T1 is subject to a Tree Preservation Order (TPO).	Crown clean to remove all hazardous deadwood; Remove broken out, hanging branches; Remove Ivy from the stem and crown framework; Climbed inspection of unoccluded cavities following historical branch removals.	A A A A

Tree No.	Species	Height (m)	Stem Diameter (mm)	Crown Spread (m)	Crown Height (m)	Age Class	Physiological Condition	Structural Condition	Comments	Recommendations	Priority
T2	<i>Sycamore (Acer pseudoplatanus)</i>	20+	800	N - 10 E - 12 S - 10 W - 9	8	M	Good	Fair	Growing from a ground level approx. 300mm below the shed base hard standing and direct impact is evident where the tree has increased in size over time, impacting on the hard standing. Ivy growing on the main stem and into the crown framework. Dead Ivy vines also present on the co-dominant framework stems. Co-dominant framework stems from approx. 3m. Crossing limbs which have fused together over time visible on the south and north side of the crown framework at 8-10m. Some included bark visible where limbs have fused and also at the crotch points of certain co-dominant framework limbs on the north, south and east sides. Historical loss of branches visible from the eastern side of the upright growing framework limbs. Two cavities visible where branches have torn away from parent limbs, exposing the heartwood. Good flanking wound wood is visible around the cavities but they have not fully occluded. Solid and intact main stem with good buttress roots at the base. Small cavity on north side of the stem at 1.5m where liquid seen oozing. Bacterial canker suspected but unconfirmed. Sounding hammer testing around the cavity and probe testing of the cavity did not suggest internal hollowing or decay present. Main crown framework intact, some major and minor deadwood visible throughout the crown, including the top 2m section of the central framework pillar which appears to have died off. (Bird box attached). Notable major deadwood overhanging the neighbouring garden to the west at 8m. Low limb on the north side at 4m exhibits a Hazard Beam split.	Crown clean to remove all hazardous deadwood; from the crown; Particularly the dead top section of the central pillar and major sized deadwood overhanging the neighbouring garden to the west at 8m; Remove limb on the north side at 4m with the Hazard Beam split. Prune back to parent stem; Remove all live and dead Ivy vines from the crown and stems; Climbed inspection of crossing limbs, included bark at crotch points and observed cavities; Re-assessment of suspected bacterial canker on north side of the stem at 1.5m in 16 months time.	A A A A A E

T2 (Cont'd)									<i>Historical observation (2016):</i> Tar Spot (<i>Rhytisma acerinum</i>) evident on much of the observable foliage. Tree was devoid of foliage at the time of the January 2024 assessment. However, Sycamore leaf litter in the garden showed Tar Spot remains present. Tar Spot is a common pathogen found on Sycamore trees and is relatively harmless to the long term health of the tree, but can cause early leaf fall. Sweeping up and burning fallen leaves can help to reduce the problem occurring the following year. Tree has been pruned historically, but not recently. Some large diameter lower crown branches have been removed in the past, with good/fair wound occlusions (flanking wound wood) evident on the parent limbs/stem. <i>(Supporting photos provided in Appendix A)</i> T1 is subject to a Tree Preservation Order (TPO).	
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Key to Table 5.0

- 1) Height describes the height of the tree from ground level in metres
- 2) Stem Diameter is the Diameter of the trunk in millimetres at approx 1.5m from ground level. For multi stemmed trees, a single stem diameter equivalent (SE) is calculated and indicated beneath the measurements of each separate stem. (EST.) indicates the stem diameter was estimated due to the tree being inaccessible to measure.
- 3) Crown Spread is the radius of branch spread from the centre of the tree in the direction of each cardinal point in metres.
- 4) Crown Height is the distance between the lowest crown branches / foliage and the natural ground level in metres.
- 5) Life Stage is represented as: Y= young (*in first third of life expectancy*), SM = Semi Mature (*in second third of life expectancy*), M= Mature (*in final one third of life expectancy*). Trees considered to be beyond their likely life expectancy are normally classed as OM = Over Mature or V = Veteran.
- 6) Physiological Condition indicates a grading for the biological health and vitality of the tree.
- 7) Structural Condition indicates a grading for the structural integrity of the tree, its stem, buttress roots and the crown framework.
 - Major deadwood = greater than 25mm in diameter
 - Minor deadwood = less than 25mm in diameter

Priority key:

- A = Immediate
- B = Within 3 Months
- C = Within 6 Months
- D = Within 12 Months
- E = At next Scheduled Assessment (16 months).

N.B – All tree data in the above table has been updated to reflect the findings of the most recent inspection survey. In this instance, the provided data relates to the second inspection survey conducted on 11th January 2024, for the purposes of this report publication (MAY_12aHA_HCA_002).

5.1 – Tree Survey Data Notes

The following reasons are given to explain why the recommendations have been made in Table 5.0 above:

1) Crown cleaning (Deadwood removal):

- To ensure all hazardous major sized deadwood, broken out, and dysfunctional branches/limbs present within tree crowns are removed in a controlled manner, to reduce the risk of falling deadwood causing personal injury or property damage in high target areas;

2) Climbed or aerial inspection:

- To allow a climbed or aerial inspection of observed structural defects to be undertaken during climbed or aerial tree surgery operations, where the ground level (Stage 1) VTA inspection could not fully assess or ascertain the extent of any potential decay channels where cavities were observed in the crown framework.
- To inspect crossing limbs, co-dominant stem crotches and branches which may be causing significant abrasion damage and where included bark unions may create structurally weak points in the crown framework.
 - *(A close up climbed, or aerial assessment can fully quantify the extent of observed structural defects and if required, a management action can be undertaken as deemed necessary by the Climbing Arborist.)*

3) Removal of all invasive Ivy (live and dead vines):

- To allow for close future re-assessment of the structural condition of trees. *(Climbing vegetation, particularly Ivy which is evergreen, obscures from view possible structural defects in the tree, which may indicate a serious structural issue such as decay cavities, splits, hazard beams and disease (fungi fruiting bodies). Dense Ivy growth when reaching chronic levels, also creates additional weight for the tree to support and remains attached to the tree throughout the winter months, creating a sail factor during periods of windy weather. Both of these factors can greatly increase the risk of large branches being damaged or broken, or the entire tree being wind thrown).*

4) Re-assessment of suspected bacterial canker:

- To re-assess the tree (T2) and the affected cavity at the next scheduled re-assessment in 16 months from the date of report publication.

The recommendations in Table 5.0 above are made in the interests of sound arboricultural management for reasons as detailed above.

Both T1 and T2 are subject to a Tree Preservation Order (TPO).

The correct procedures concerning work to TPO trees must be followed before undertaking any non emergency tree work. See Section 9.0.

5.2 – Tree Management Responsibilities

The Tree Management Report sets out to highlight any issues which may be of concern from a safety or general management perspective. All hazards and potential hazards are recorded and appropriate recommendations are made in order to reduce reasonably foreseeable risks to acceptable levels.

The requirement of the Stage 1 Visual Tree Assessment (VTA) is to assess trees for their physiological health, structural condition and to provide tree owners with appropriate recommendations for the continuing management of retained trees.

All parties should be aware that tree owners have a legal obligation to manage trees which are growing on their property. For example, under the Occupier's Liability Act (1957/84) both invited and uninvited visitors are owed a duty of care by the owner if:

- The occupier/owner is aware of the danger, or has reasonable grounds to believe it exists;
- The occupier/owner knows or has reasonable grounds to believe that the visitor / non-visitor is in the vicinity, or may come into the vicinity, of the danger concerned;
- The risk is one against which he may reasonably be expected to offer the visitor / non-visitor some protection.

In short, "land owners / occupiers must ensure, as far as is reasonably practicable, that all reasonable steps have been taken to ensure that no reasonably foreseeable harm befalls anyone who one could reasonably expect to be injured, through their act or omission".

In the context of tree ownership therefore, if a tree is obviously dangerous for some foreseeable reason, the owner must:

Ensure timely removal or reduction of the foreseeable danger to an acceptable level. If the owner does not possess sufficient technical knowledge to decide if a tree is in fact dangerous or not, they must employ someone with sufficient knowledge to advise them.

Further Statutory Law concerning trees and their management applies in other legislation, some of which are listed in Section 9.0 below. These include subjects such as tree surgery work to trees which are protected under Tree Preservation Orders (TPO) or to trees situated within a Conservation Area and the protection of wildlife and habitat.

6.0 – Report Summary

The Stage 1 Visual Tree Assessment (VTA) survey was undertaken on the 11th January 2024 in line with instructions received from our client.

Following the assessment of two Sycamore (*Acer pseudoplatanus*) trees (T1 and T2) growing in the rear garden at the property, some tree management recommendations have been made.

The trees detailed in the Individual Tree Data Table in Section 5.0 indicate the management recommendations and priority timescales for tree surgery works to be undertaken.

Section 5.1 seeks to provide additional detail and help clarify reasons for the recommendations made, with consideration paid to tree risk assessment, client expectations and ongoing tree management costs.

All tree management recommendations have been made in the interests of best practice and in consideration of hazard and risk factors associated with the trees and their positions in relation to high use areas and associated targets.

Overall, both trees are in good physiological health and structural condition. However, some issues were observed during the Stage 1 Visual Tree Assessment (VTA).

The most significant issues concern the need to remove larger pieces of deadwood observed in the crown frameworks, the Hazard Beam split limb on the north side of T2, some broken out and suspended dead branches in the crown frameworks of both trees and certain areas where closer inspection of historical branch loss/removal cavities, crossing branches and included bark at stem unions is required.

These areas relate to where included bark is visible in the crotch points of co-dominant, fastigate limbs, where branches are crossing and in some cases fused together and where partially occluded cavities were observed in the crown framework, where historical branch loss/removals have occurred.

The recommendation made to remove all hazardous deadwood from both of the trees and the Hazard Beam split limb from T2 is a proactive exercise to reduce the risk of large, dead or structurally impaired branches/limbs falling from the crown and potentially causing property damage and/or personal injury.

The recommended climbed inspection for T2, is to allow for a close up assessment of identified areas where structural defects were observed (*i.e. cavities, fused limbs and included bark at branch / co-dominant stem unions*). The results of the climbed inspection will dictate whether or not any additional tree surgery works are necessary at this time.

Ivy removal is recommended to remove live and dead Ivy vines from the stems and crown limbs of both trees, to control the growth of the Ivy which can often be neglected and result in chronic colonisation of the tree.

The observed cavity on the north side of the stem of T2 will be re-assessed at the next scheduled assessment of the trees, which our client is advised to commission as per the guidance provided in Sections 2.1 and 8.0.

Photographs taken at the time of the tree inspection survey are provided in Appendix A below to highlight certain observed issues and support the recommendations made in this report.

Recommendations for tree surgery works and further investigations are detailed in the Individual Tree Data Table in Section 5.0, including priority timescales for each tree. Further comments are provided in Section 5.1 giving reasons for the recommendations made in the interests of arboricultural best practice.

This report revision (MAY_12aHA_HCA_002) is the second to be published. All future report revisions will supersede any previously published reports.

7.0 - Tree Work Standards

The recommendations made within this report have been done so in the interests of sound arboricultural management and to ensure tree surgery works are performed to a professional standard in accordance with *BS 3998:2010 Tree work - Recommendations*. (As updated)

All remedial tree surgery work which is suggested in this report must be undertaken to conform to standards and procedures set out in *BS 3998:2010 Tree work - Recommendations*. (As updated)

- Tree Sense Arboricultural Consultants are happy to recommend a trusted tree surgery contractor if required, to ensure that all recommended tree surgery work is performed to a high standard.
- Tree Sense Arboricultural Consultants only recommend contractors who are approved by The Arboricultural Association to ensure that the highest standards of tree surgery work are met at all time.

8.0 – Re-inspection

To maintain an up to date and valid record of tree inspection, It is necessary to have the trees inspected at regular intervals. A period of 16 months between inspections has been set as the scheduled reassessment period, unless alternative re-inspection timeframes have been made for individual trees as detailed in the Individual Tree Data Table 5.0, or in Section 5.1.

Regular inspection is beneficial to ensure the trees are checked for their health and condition to ensure compliance with legal responsibilities as tree owners. Regular tree inspection is also recommended to ensure that trees are managed correctly in accordance with *BS 3998:2010 Tree work - Recommendations*. (As updated)

Reassessment of the trees every 16 months allows for alternate autumn/winter – spring/summer inspections which are beneficial in assessing deciduous trees in particular, for reasons given in Section 1.2.

Interim hazard checks following periods of likely stress (e.g. after severe weather, tree damage, site alterations etc) are also recommended.

Interim checks are only undertaken at the request of the client.

It is the responsibility of the client to commission and book in all future re-assessment tree surveys in good time, (either Scheduled or Interim) to ensure continuity and the validity of the latest report held on record.

9.0 – Legal and Planning Consents

- Appropriate legal and planning consent must be gained before undertaking any non emergency tree work if the tree(s) are subject to a Tree Preservation Order (TPO).
- Permission must first be obtained in writing from the Local Authority before commencement of any non emergency tree surgery works.
- Permission is not required for emergency tree work on dead, dying or dangerous TPO trees, including hazardous deadwood removal from tree crowns. However, the Local Authority should still be advised of any proposed remedial work to the trees.
- Six weeks notice of intent is required to be given to the local authority via a Section 211 Notice for any proposed non emergency tree surgery work on trees situated within a designated Conservation Area.
- The period of six weeks must be given for the Local Authority to decide whether the works are permissible or if a TPO is to be enforced.
- Permission is not required for emergency tree work on dead, dying or dangerous trees situated within a Conservation Area, including the removal of hazardous deadwood from tree crowns. However, the Local Authority should still be advised of any proposed remedial work to the trees.
- Tree owners have a responsibility as a common law duty of care as well as responsibilities under statutory law, to ensure that trees growing within the boundaries of their property are suitably maintained to minimise the potential for harm befalling other people or property.
- In the course of undertaking any tree work, the client is advised to ensure that operational assessments and procedures are in place, and to take due consideration of the legal requirements which concern trees and their management.
- Key legislation includes (but is not restricted to):
 - The Wildlife and Countryside Act (1981)
 - Occupiers Liability Act (1957/84)
 - Highways Act (1980/86)
 - Town and Country Planning Act (1990/Regulations 1999/Amendment 2008/09)
 - The Countryside Rights of Way Act (2000)
 - The Conservation (Natural Habitats etc.) Regulations (1994)
 - The Badgers Act (1992)

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Appendix A – Supporting Photographs

The following photographs were taken at the time of the tree inspection survey on the 11th January 2024 and are provided to highlight and support the recommendations made.

*The two trees assessed are both Sycamore (*Acer pseudoplatanus*) trees, located close to the western (rear) boundary of the private rear garden at 12a Hollycroft Avenue.*



T1 and T2 are located behind the shed on the rear (west) boundary.



Live and dead Ivy vines present on both tree stems and extending into the crown frameworks.



Hazard Beam split limb on the north side of T2 at approx. 4m.



Close up photo of the Hazard Beam split limb on the north side of T2 at approx. 4m

Appendix A – Supporting Photographs (Cont'd)

The following photographs were taken at the time of the tree inspection survey on the 11th January 2024 and are provided to highlight and support the recommendations made.

*The two trees assessed are both Sycamore (*Acer pseudoplatanus*) trees, located close to the western (rear) boundary of the private rear garden at 12a Hollycroft Avenue.*



*Dead 2m top section of central pillar on T2.
(Bird box attached).*



*Major sized deadwood in the crown of T2
and overhanging the neighbouring garden to
the west.*



*Suspected bacterial canker on the north
side of the stem of T2.*

*To be re-assessed at next inspection in
16 months time.*



*Part occluded pruning wounds on T1 and fused
co-dominant stems on T2.*

*To be checked and evaluated by a climbed or
aerial inspection.*