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Summary of Amended Application

Please Note

It is always advisable to check the progress of your application with the Local Planning Authority to ensure that an amendment will be accepted by them.

Proposal Name	Tree House Cambden
Reference	PP-12279283
Version Number	2
Submission Date	Tuesday, February 13, 2024

Amendments to the Application Form

What Are You Applying For? - If Yes, please provide the reference numbers of plans, documents, professional reports, photographs etc in support of your application

Previous Answers:

Report detailing a structural weakness in the tree with supporting photographs and evidence.

Updated Answers:

Report detailing the extent of the tree's rooting.

Identification Of Tree(s) And Description Of Works - Please identify the tree(s) and provide a full and clear specification of the works you want to carry out

Previous Answers:

The tree is an Ailanthus which is enclosed by No 37 Cambden Mews. Extensive reaction wood growth in the union between a scaffold limb and the tree's trunk is forcing the limb downwards. In effect the reaction wood is driving a wedge into the union between the branch and the tree. This has resulted in the limb collapsing onto the roof of part of the house causing structural damage to it. It is not clear if the limb would have failed and broken out of the tree if it had not come to rest on the building. The damaged part of the building is to be removed and rebuilt. The limb which has failed is to be propped and the trees crown braced with dynamic rigging. Props are to be supported by helical screw piles inserted into the ground near to the tree's base. Their locations will be informed by a ground radar survey which will be completed by Tree Radar UK Ltd. The objective is to avoid damaging the trees roots, as such the piles will be sited where roots are absent or insignificant. To reduce the tree's canopy weight its crown shall be reduced by 25%. Formative canopy pruning over the next five years is likely to be required if the tree responds by producing multiple suckers at pruning points.

Updated Answers:

The tree is an Ailanthus which is enclosed by No 37 Camden Mews. In my earlier application to reduce this tree's crown I referred to a scaffold limb collapsing onto the building.

Following consent and completion of the crown reduction, we commissioned a ground radar survey to determine the extent of the trees roots. Its purpose was to identify areas within the tree's root plate where piles could be inserted without causing damage to roots greater than 25mm diameter. The piles were to support steel columns which in turn would support the tree. Before the radar survey was completed it was my opinion that the collapse of the scaffold limb onto the building enclosing the tree had been caused by weakness in the limb. This might still be the case. However, the ground radar survey established that the tree has a very small root plate which is constrained by the building enclosing it. From this we concluded that insufficient root anchorage might have caused or contributed to by the tree's failure. Further evidence for this being the cause was the trees proximity to a staircase. The section of its stem below the weak scaffold limb was found to be closer to the staircase than it was when it was first installed. To avoid future damage to the staircase, it has since been removed. Given its age, the extent of its rooting and its movement towards the staircase we have concluded that in the interests of safety the tree should be removed. The owners plan to replace the tree with a semi mature tree. The objective is to replace it with one tall enough to at least reach above the building when it is planted. This may not be achievable because the replacement tree must be lifted into situ by a crane. It is not yet clear if a crane can be positioned outside the building to do this. Space is restricted and so there may be insufficient space for the crane to slew and to extend its stabilisers. Further information can be provided to the planning authority in due course. The owners are also not clear as to what species should replace the Ailanthus. *Betula pubescens* and *Betula utilis jacquemontii* are possible contenders. They would be grateful if the planning authority can agree the species after the Ailanthus has been removed.

Declaration - Declaration

Previous Answers:

I / We hereby apply for Tree works: Trees in conservation areas/subject to TPOs as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

Updated Answers:

I/We hereby apply for Tree works: Trees in conservation areas/subject to TPOs as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

Declaration - Date

Previous Answers:

30/06/2023

Updated Answers:

13/02/2024

Declaration - Amendments Summary

Previous Answers:

Updated Answers:

The approved application has been amended to seek permission to fell the tree and replace it. Following completion of the approved work a ground radar survey was commissioned. This found that the tree has very little root mass. It was concluded that the failure of the tree which was thought to be caused by a weak scaffold limb is more likely to be instability resulting from low root mass and distribution.

Amendments to the Fee Calculation

Fee Schedule - Fee 002 | 003 | 004: Per dwellinghouse over 10 (England only)

Updated Answers:

624

Fee Schedule - Fee 005: Building floor space per 75 square metres to 1000 (England only)

Updated Answers:

578

Fee Schedule - Fee 006: Agricultural building floor space per 75 square metres to 1000 base fee (England only)

Updated Answers:

578

Fee Schedule - Fee 006: Agricultural building floor space per 75 square metres to 1000 (England only)

Updated Answers:

578

Fee Schedule - Fee 007: Glasshouse floor space over 1000 square metres (England only)

Updated Answers:

3483

Fee Schedule - Fee 008: Plant or machinery area per unit to 1 hectare (England only)

Updated Answers:

578

Fee Schedule - Fee 013: Site area per unit to 0.5 hectares inc new dwelling (England only)

Updated Answers:

578

Fee Schedule - Fee 013: Site area per unit to 2.5 hectares inc new dwelling (England only)

Updated Answers:

624

Fee Schedule - Fee 013: Site area per unit to 1 hectares (England only)

Updated Answers:

578

Fee Schedule - Fee 013: Site area per unit to 2.5 hectares (England only)

Updated Answers:

624

Fee Schedule - Fee 202: Each Dwelling (under 10) (England only)

Updated Answers:

418

Calculation - Amendment version cap

Updated Answers:

Amendments to the Location Plan

Polygon / Site Boundary

Has the polygon / site boundary changed?

False

Amendments to the Supporting Documents - Added

Supporting Documents Added

Document Name	Tree survey
Document Description	Tree Radar Report indicating the distribution and locations of tree roots at 37 Camden
Submission Date	Tuesday, February 13, 2024
File Name	TRA 0349 The Tree House 37 Camden Mews London NW1 TreeRadar.pdf
Submission Method	Uploaded to storage
File Type	application/pdf
File Size (bytes)	4983655

Amendments to the Supporting Documents - Updated

Supporting Documents Updated

No supporting documents updated

Amendments to the Supporting Documents - Deleted

Supporting Documents Deleted

No supporting documents deleted