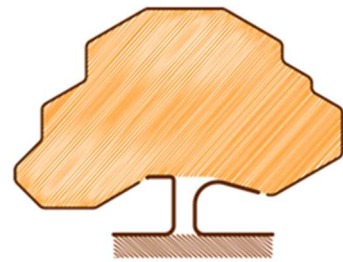


Faye Wright
Forward Planning Development
The Old Farmhouse,
29 Banbury Road,
Chacombe,
Banbury,
Oxfordshire,
OX17 2JN

Your ref: EN23/0873
Our ref: S1321-J2-R1

3rd April 2024



JOHN CROMAR'S
ARBORICULTURAL
COMPANY LTD

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admin@treescan.co.uk

01582 808020
07860453072

Dear Ms Wright,

Re: 7 Aberdare Gardens, London, NW6 3AJ

1 Instructions

Thank you for your instruction on behalf of clients to write and address point 1. of Miles Peterson's (Planning Enforcement Officer, London Borough of Camden) letter dated 21st February 2024. I note:

1. The removal of the *Liriodendron tulipifera* (tulip tree) was not approved under 2018/2098/P. The tree was afforded automatic legal protection due to its conservation area status, as such its removal was unlawful.

2 Background

The tree in question was part of a cohort I inspected as part of support for a planning application :

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



1-38-4536

REPORT

on the impact on trees

of proposals for development

at

7 Aberdare Gardens, London, NW6 3AJ

(29th May 2018)



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Registered Consultant of the Arboricultural Association
John Cromar, Dip. Arb. (RFS), F.Arbor A.

Tree data gathered at the time is as follows :

Tree number	Tree type	Height / height range (m)	Stem diameters	Radius of RPA if circle (mm)	RPA (m ²)	Comments	Life expectancy (years)	Assessed BS5837 value category
1	London plane	20	875	10500	346.4	Valuable screening function	40+	A2
2	common lime	14	600	7200	162.9	Suppressed by 1 and 3	40+	B1
3	London plane	20	800	9600	289.5	Valuable screening function. Heavily infested with ivy : not possible to inspect trunk.	40+	A2
4	<i>Magnolia</i> spp.	3	90	1080	3.7	Shrubby	10+	C1
5	<i>Magnolia</i> spp.	3	70, 60, 60	1320	5.5	Shrubby	10+	C1
6	tulip tree	6.5	95	1140	4.1	Potential for growth and contribution to public amenity	40+	B1
7	<i>Magnolia</i> spp.	5	110, 110, 80, 80	2308	16.7	Shrubby	20+	C1
H8	<i>Euonymus japonica</i>	3	60, 60	1018	3.3	Informal hedge	20+	C2

A schedule of tree work was attached to this report; no action was proposed to tree 6.

3 Observations

It is relevant to consideration of how this matter can be resolved in a fashion that optimises the outcome as respects benefiting public amenity to note the following. The tree in question was located about 2.75m from the front right corner of the structure. Trees close to buildings can of course, on occasion, cause problems. *Evapo-transpiration* is the process by which water is lost to the atmosphere from living plants. This process demands water uptake from the soil into the roots, from where it passes into the vessels of the plant, is conducted to various parts of the plant, and is finally lost to the plant mainly through pores in the leaves.

This process can dry clay soils so that they shrink and allow foundations resting on them to sink or move. (This can be termed 'indirect damage'). There is a higher risk of this happening in very low rainfall periods. The buildings constructed on those footings may then crack.

In this case the structure is founded on a highly plastic shrinkable soil London clay. Whilst the development of structural damage is not a foregone conclusion, a risk profile in this case is not difficult to establish. Tulip tree as a species (*Liriodendron tulipifera*) is one of the largest ornamental species not native to the UK that thrives in London. There are many specimens within London Borough of Camden. It is fast-growing and bears large orange flowers after about 20 years. The writer had cause to move one such tree in the late 1980s within the grounds of a property in East Heath Road. At the time this tree was about 130mm in trunk diameter. I measured it recently (2023) at 646mm in trunk diameter and 16m in height. It typically attains a height of around 20m. The trunk diameter at that point is often well in excess of 1000mm.

4 Discussion

It can be concluded that the tree in this case located as it was, about 300mm from the boundary wall, would, if it had remained, very soon have not only damaged the boundary wall, which is of some, but little consequence (this could have been remedied by local rebuilding), but more seriously (and irremedially) would have started to encroach across the boundary into the adjoining curtilage.

It is known that London Borough of Camden has a pragmatic and realistic attitude to tree conservation. Its tree officers have to my certain knowledge over the years both given and accepted good advice. On this basis I feel sure that had the owner of the tree given due notification of intent to remove this tree perhaps indicating informally an intention to replant elsewhere on the property it would have been accepted as a sensible way to proceed.

It is of course unfortunate and incorrect for this notification not to have been given by the owner.

5 Appraisal

In the circumstances, I submit that this matter can be resolved satisfactorily in terms of maintaining the character of the Conservation Area. A tree of a more suitable species for the immediate environs, and located in a better position, stands a much better chance of maturing and contributing to the enjoyment of the Conservation Area on the part of the general public than the tulip tree would have : it would almost certainly have become problematic in terms of its encroachment across the boundary and / or have generated significant soil drying below the structure with consequent building subsidence probable.

6 Conclusions

The matter can reasonably be resolved by an undertaking and action on the part of the owner to plant a replacement tree in the location indicated on the annotated photo below.

7 Recommendations

Plant a tree selected from the following list :

Mespil (*Amelanchier* 'Robin Hill')

Oriental thorn (*Crataegus orientalis*)

Mediterranean crab apple (*Malus trilobata*)

evergreen Magnolia (*Magnolia grandiflora* 'Galissonniere')

Please note that the size of the tree at planting is not critical; for example small trees at the time of planting can often establish more quickly than a very large tree at the time of planting.

The owner should undertake to confirm by inspection and report to the council that the tree is established and in good health and has not been pruned to limit its size (which would require due notification) every two years until the tree is established and of a height of at least 7m (about the height of the tulip tree when it was removed).

If I can be of further assistance, or any point needs clarification, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'John C. M. Cromar', with a stylized flourish extending from the end.

John C. M. Cromar
enc

8 Schedule

TREE PLANTING POSITION (Aim of method: to ensure thrift of new planting)

Ground preparation shall entail removal of any hard surfacing using hand tools or hand-held power tools only, the removal of any degraded or compacted or contaminated soil to a depth of at least 0.45m below finished surrounding ground level, and over a radius of at least 750mm. The base and sides of the pit shall be forked over to at least one hand fork's spit in depth. Screened topsoil (to BS3882: 2015 topsoil) with biochar (such as <https://www.soilfixer.co.uk/biochar-article>) - 5% of the topsoil volume shall be used as planting medium. This equates to about 20 kgs of product per cubic metre of topsoil (to BS3882: 2015 topsoil) to a maximum depth of 0.45m within 1.3m of the trunk location of each tree to be planted. Soil handling of any kind shall take place only after a minimum of 3 days after heavy rain, and shall where possible be carried out 7 days or more after such rainfall. Tree planting shall be in accordance with British Standard 8545:2014 'Trees: from nursery to independence in the landscape - Recommendations'. - Recommendations' ('the Standard' below). This enshrines good arboricultural practice: the tree shall be planted so that the root collar lies at finished ground level, shall be short-staked and tied with proprietary tree tie or otherwise stabilised in accordance with the Standard, section 10.5. The ground surface shall be mulched within 0.75m of the trunk location in accordance with the Standard, section 11.5.7, with composted organic material.

9 Annotated photo

