

Alderwood
Consulting Limited



**Arboricultural
Impact Assessment
in connection with development
at 6 Bacon's Lane, London
N6 6BL**

Prepared by
Jonathan Fulcher DipArb FArborA

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Alderwood Consulting Ltd, 1 Peartree Road,
Southampton, SO19 7GU

Mobile: 07736 230057

Email: jonathan@alder-wood.co.uk



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1 INTRODUCTION

- 1.1 **Brief:** I have been instructed by John Pardey Architects for the applicant to assess the significant trees (and see 3.1 below) close to the proposed development at 6 Bacons Lane, London N6 6BL and to provide advice on the successful retention and incorporation of trees of amenity value within and closely adjacent to the site and to the proposals. In addition this report includes the following information in connection with the planning application:-
- a schedule of the relevant trees giving dimension data and an assessment of their condition; and
 - an assessment of the layout proposal with appropriate suggestions for reducing any impact on amenity.
- 1.2 **Proposed development:** The development proposed is the demolition of existing sheds to be replaced with garden studio at 6 Bacons Lane, London N6 6BL.
- 1.3 **Documents provided:** I have been provided with the John Pardey Architects 'Proposed Plans' drawing no. 2216-200-RevB dated November 2024 based on the site survey and indicating the positions of trees on and adjacent to the site, with the proposed siting of the development. An annotated copy of this drawing with tree schedule numbering, tree root protection areas (RPAs) and indicating the location of special measures in respect of trees is attached as Plan AC01.
- 1.4 **Qualifications and experience:** I have based this report on my site observations and the provided information, and I have come to conclusions in the light of my experience. I have experience and qualifications in arboriculture, details of which are listed in Appendix 1.
- 1.5 **Tree constraints:** I have not myself seen specific tree preservation orders (TPOs) relating to this site. The Camden Borough Council website shows that the site is within the Highgate Village Conservation Area. The proposal is to retain the trees of amenity value (and see paragraphs 3.1 and 3.2 below) and consider them in the planning submissions as if they were formally protected. Where tree work is proposed for trees protected by TPO or in a Conservation Area, this report serves as an application for consent or notice of intent, with a planning permission being deemed consent for the

proposed works. In any event this arboricultural impact assessment has been prepared in acknowledgement of the general planning principle that trees are a material consideration in the planning process, and in tacit acknowledgment of the Council's relevant tree policies.

- 1.6 **Validation:** Typically, the Local Planning Authority requirement for a planning application for a site where trees are involved is for the submissions of a tree schedule, a tree constraints plan and an arboricultural impact assessment report in line with the BS5837:2012 recommendations. This D2348AIA report has been prepared in line with the BS5837:2012 recommendations and should allow the planning application to be validated in respect of tree information.

2 TREE ASSESSMENT

- 2.1 **Trees:** The assessment of relevant trees is based on information, measurement and photos supplied by the applicant, with tree locations as plotted on the site topographical survey.

- 2.2 **Collection of data:** I inspected each significant tree, and the numbering is indicated on the annotated site layout attached as Plan AC01. For each tree, I set out information as recommended in BS5837:2012 - *Trees in relation to design, demolition and construction - Recommendations*. I have recorded this information in the tree schedule at Appendix 2.

- 2.3 **Subjective assessment of trees:** The information collected by the applicant and taken from the topographical survey was used to prepare a tree schedule in line with the recommendations in BS5837:2012. Trees are categorised on the basis of their suitability for retention on a development site, and brief details of the reasons for each category allocation are provided. There are four categories, which are summarised below:

Category A: Trees of high quality and value

Category B: Trees of moderate quality and value

Category C: Trees of low quality and value

Category U: Trees unsuitable for retention, usually to be removed

- 2.4 **The root protection areas and location of protective fencing:** BS5837:2012 gives recommendations for the areas of root protection to be equivalent to the area of a circle centred on the tree with a radius of least 12 times the trunk diameter. This distance is given for guidance for each tree in the tree schedule. The implication of the RPA is that no significant disturbance should occur within it if the trees are to be successfully retained.

3 ARBORICULTURAL IMPACT APPRAISAL - TREES

- 3.1 **Overview:** The significant tree relating to the proposed development is a walnut my T5 within the application curtilage and standing to the south of the proposed garden room. The proposal is for this tree to be retained and protected during development. There are no other trees of amenity significance within the site that may be influenced by or influence the proposed garden room (and see 3.2 below). Trees in the cemetery to the south will be protected by existing structures and by the protection measures proposed for T5. Trees in adjacent properties to the north will be protected by existing structures.
- 3.2 **Tree removals proposed:** The proposals include the removal of four individual trees / shrubs. T1 and T2 are hornbeams with multiple stems and managed as shrubs by pruning to keep them at about 2 - 2.5m in height. They have no significant amenity value outside the site. T3 is a bay against the east wall of the site. This is a multi-stemmed small shrub and not a tree for the purposes of the BS5837 assessment. Although it is shown removed, it may be retained if the applicant so desires; but that is not a substantive planning matter. The maidenhair tree is a young sapling. It has no significant amenity value outside the site; and a replacement could be planted elsewhere in the garden if required. The removal of T1, T2, T3 and T4 will not have a significant adverse effect on amenity or on the character of the Conservation Area.

4 ARBORICULTURAL IMPACT APPRAISAL - DEVELOPMENT

- 4.1 **Preliminary matters:** The proposals below relate solely to the retained walnut T5. The measures proposed provide sufficient protection for any other trees in land to the south and north.

- 4.2 **Site access:** Site access will be by way of the existing pedestrian access into the 'rear' garden. There will be no adverse effects on retained trees from site access.
- 4.3 **Demolition and removal of structures:** Existing sheds will be demolished and removed. These are lightweight wooden structures which will be taken apart by hand and removed from site using the existing pedestrian access paths. There will be no fires in connection with the development activities including demolition within 10m of the canopy of any retained tree, and no storage or mixing of harmful materials e.g., DERV fuel, concrete within 10m of the trunk of any retained tree. The combination of these measures with the temporary tree protective fencing will reduce any risk of damage to retained trees to an acceptable minimum.
- 4.4 **Existing surfaces:** There are existing surfaces in the garden of 6 Bacons Lane, and these will be retained and used for access to the garden room footprint for construction. These access surfaces are outside the RPA of T5.
- 4.5 **Construction of new buildings:** The proposed garden room is outside the RPA of tree T5 proposed for retention. In consideration of all the circumstances, special design and construction of foundations in respect of the risk of harm to trees seems disproportionate, and 'conventional' construction is proposed for the foundations for the garden room.
- 4.6 **Installation of new surfaces:** There are no new surfaces proposed in connection with the garden room and within the RPA of T5. The proposed veranda on the south elevation of the garden room is outside and a reasonable distance from the RPA of T5.
- 4.7 **Services:** The site is already serviced, and this establishes the principle of services to the site and their maintenance and repair. Any service connections for the garden room will be back to existing services effectively in or close to the footprint of the existing dwelling. There are no services proposed within or close to the RPA of T5 and no special measures required or proposed for the installation of services in respect of the risk of harm to trees.
- 4.8 **Construction access:** The RPAs of retained trees do not unduly affect construction access and provided that the temporary fencing as proposed is installed/retained, there will be no significant adverse effects on trees from construction access.

4.9 **Storage and movement of materials:** The nature of the site and the available space suggest that materials will be delivered to site at the existing vehicular access to the northwest of the dwelling and moved from there to the footprint of the garden room by hand. This is a small-scale domestic project with small amounts of low-impact materials and construction by hand. There will be no adverse effects on T5 from the storage and movement of materials.

5 PROTECTIVE MEASURES

5.1 **Protective fencing:** Temporary tree protective fencing is proposed for the retained tree T5. This will be erected at the locations shown on plan AC01. It will be to the BS5837:2012 section 6.2 recommendations i.e., braced preformed galvanised steel mesh panels ('Heras' or similar). It will be installed prior to the commencement of any development-related activity including demolition and retained at the locations shown until construction is completed. It may be moved or removed only with notice to and consent from the Council. Provided that the fencing is properly specified, installed and maintained, there will be no significant adverse effects on the health or amenity value of the retained tree.

6 POST OCCUPANCY PRESSURES ON TREES

6.1 **Effects on trees post occupancy:** The location and character of the proposal has been achieved in consideration of all the site factors including the presence of trees. The proposed garden room has one tree, the walnut T5 to its south south east and the room stands some 10m from the tree, which has a crown spread of no more than 5m. In this orientation the tree will not cast shade to an excessive or unreasonable extent, and will not be unduly dominant over the garden room. Trees and vegetation to the south will continue to provide useful screening between the garden room and the adjacent properties and land to the southeast and south. It will be in the interests of the occupants to retain the tree in order to retain seclusion and privacy. The development will not bring new pressures on trees and where formal tree protection measures apply, the Council will be able to resist unreasonable applications for tree work, with such decisions likely to be supported at appeal.

7 CONSENT CONDITIONS

- 7.1 **Conditions:** In tree terms the proposals include elements that have the potential to affect retained trees e.g. the installation of temporary tree protection measures. In these circumstances it would be reasonable for any additional details that the Council requires to be submitted post-consent, as determined by the Council and defined in appropriate conditions.
- 7.2 **Arboricultural method statement heads of terms:** The recommendation in BS5837:2012 is that where details might need to be submitted to allow for changes that might occur after planning permission has been granted, heads of terms for an arboricultural method statement (AMS) would be appropriate. That is appropriate for sites with a range of arboricultural protection measures and methods to be determined. For this site, the development is reasonably straightforward, and a separate AMS seems disproportionate and is not proposed.

8 SUMMARIES

- 8.1 **Summary of control during development:** In order to minimise any adverse effects on the retained trees identified, I advise that:-
- Temporary tree protective fencing is installed at appropriate locations before commencement of development and is retained until the completion of development
 - Tree protective fencing may be moved only with the consent of the Council
 - There will be no fires within 10m of the canopy of any retained tree, and no storage or mixing of harmful materials e.g. DERV fuel, concrete within 10m of the trunk of any retained tree
- 8.2 **Summary of the impact on local amenity:** This layout retains the significant trees on and adjacent to the site, with scope for proper provisions for their protection during development, and their subsequent management, where they lie within the site. If adequate precautions to protect the retained trees are implemented as recommended in this report and as may reasonably be required by consent conditions, the overall impact of the proposal on local amenity will be low and limited to the short term only. The proposals also take proper account of potential pressures for pruning and felling post-occupancy. Where formal tree protection measures apply, the Council could

properly refuse consent for inappropriate works and could expect to be supported in such decisions at appeal. These submissions demonstrate that it is reasonably practicable to develop in accordance with the proposals for the submitted scheme without significant harm to retained trees. Any additional information required for reassurance can reasonably be required by way of conditions attached to the planning permission. There are therefore no supportable or reasonable grounds for refusing permission in terms of trees.

A handwritten signature in black ink, appearing to read 'Jonathan Fulcher', written in a cursive style.

Jonathan Fulcher **DipArb FArborA**

Appendix 1

Brief qualifications and experience of Jonathan Fulcher

- 1. Qualifications:** I hold the City and Guilds Certificate in Arboriculture, and the Royal Forestry Society's Professional Diploma in Arboriculture, which is one of the premier qualifications within the Arboricultural Profession. I am also a Registered Consultant of the Arboricultural Association.
- 2. Practical experience:** I have worked in local government tree management for over twenty years. After cutting my teeth as an arborist at London Borough of Redbridge, I moved to London Borough of Islington where I supervised direct works for three years. I joined New Forest District Council in 1987, where I made and administered Tree Preservation Orders and advised on arboricultural issues relating to planning applications. In 1991, I moved to Poole Borough Council as Senior Arboricultural Officer, leading a small professional team providing a comprehensive arboricultural service to the Council. Duties included arboricultural consultancy on major development proposals, acting as arboricultural witness at Public Inquiries and setting and running tree work contracts. I joined Barrell Treecare as a self-employed arboricultural consultant in March 1998, leaving in early 2003 to become a fully independent consultant. My clients include local and national development companies, schools, public utilities and Local Planning Authorities. From 2003-2008 I was also one of a small number of arboricultural consultants appointed by the Department for Communities and Local Government (DCLG) for the determination of Tree Preservation Order application appeals. This function was transferred to the Planning Inspectorate in 2008, when I was appointed as a contracted Inspector for Tree Preservation Order application and High Hedge appeals, serving until 2016. I was reappointed to the Planning Appeal Decisions and Associated Services in October 2022 for similar functions.
- 3. Continuing professional development:** I am a Fellow of the Arboricultural Association by examination, and have served the Association as a member of their Local Authority Committee, including one year as committee chair. I have been co-organiser of national seminars on Tree Strategies and Tree Preservation Order Enforcement, and given papers and chaired sessions at the Association's annual conferences. I have been a member of the Association's Consultants Working Party, interim lead assessor for the Association's Registered Consultant scheme and am currently an assessor for that scheme. I keep professionally current through professional reading, subscription to professional journals and by regular attendance at seminars and conferences.

Appendix 2
6 Bacons Lane, London
Tree Schedule and Explanatory Notes

Tree No	Species	Height (m)	Trunk Diameter (cm)	Crown spread (m)		Crown height above ground	Life stage	General observations	Estimated contribution in years	BS 5837 cat	Root protection distance (m)
T1	Hornbeam (<i>Carpinus Betula</i>)	2.5	M<8	1	1	1	Y	Multi-stemmed and shrubby in form	10+	C	N/A
				1	1						
T2	Hornbeam	2.5	M<8	1	1	1	Y	Multi-stemmed and shrubby in form	10+	C	N/A
				1	1						
T3	Bay (<i>Laurus nobilis</i>)	2.1	M<7.5	0.5	0.5	0	Y	Bushy multi-stemmed shrub. Not a tree for the purpose of BS5837	N/A	N/A	N/A
				0.5	0.5						
T4	Maidenhair tree (<i>Ginkgo biloba</i>)	4.5	16	1.5	1.5	1.5	Y	Sapling	10+	C	N/A
				1.5	1.5						
T5	Walnut (<i>Juglans nigra</i>)	8	42	4	4	2.0	EM	Rear garden tree	20+	B	5.1
				4	4						

Appendix 2
6 Bacons Lane, London
Tree Schedule and Explanatory Notes

Explanatory Notes

- **Preliminary notes:** Species identification and tree dimensions are based on measurements and photographs supplied by the applicant.
- **Species:** Species identification is based on visual observations.
- **Height:** Height is estimated to the nearest metre.
- **Trunk diameter:** Trunk diameters for accessible trees have been measured and recorded in centimetres.
- **Crown spread:** Crown spread for trees within the site is estimated at the four cardinal compass points. The distances given as appropriate correspond to crown spreads to the four cardinal compass points as shown in the grid below:

N	E
W	S

- **Crown height above ground:** The height of the crown clearance above the ground over the site is estimated to the nearest 0.5m.
- **Life stage:** The life stage categories correspond to the classes given in BS 5837:2012, which are Young (Y), Semi-mature (SM), Early Mature (EM), Mature (M) and Over-mature (OM). There are no over mature or veteran trees included in the schedule.
- **General observations:** These comment on the health and physiological and structural condition of the tree, with management recommendations where appropriate.
- **Estimated contribution in years:** <10, 10+, 20+, 40+, as advised in BS 5837:2012.
- **BS 5837 category:** As advised in BS 5837:2012. This grading is based on the estimated remaining contribution in years i.e. A - more than 40; B - 20-40; C - 10-20; U - less than 10.
- **Root protection area:** The area of root protection should be equivalent to the area of a circle centred on the tree with a radius of least 12 times the trunk diameter. This column gives the radius of such a circle; the distance may not be the same as the distance for protective fencing.

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Plan AC01

Tree Protection Plan for Arboricultural Impact Assessment

Proposed development at 6 Bacons Lane, London N6 6BL

Report Ref: D2348AIAv2

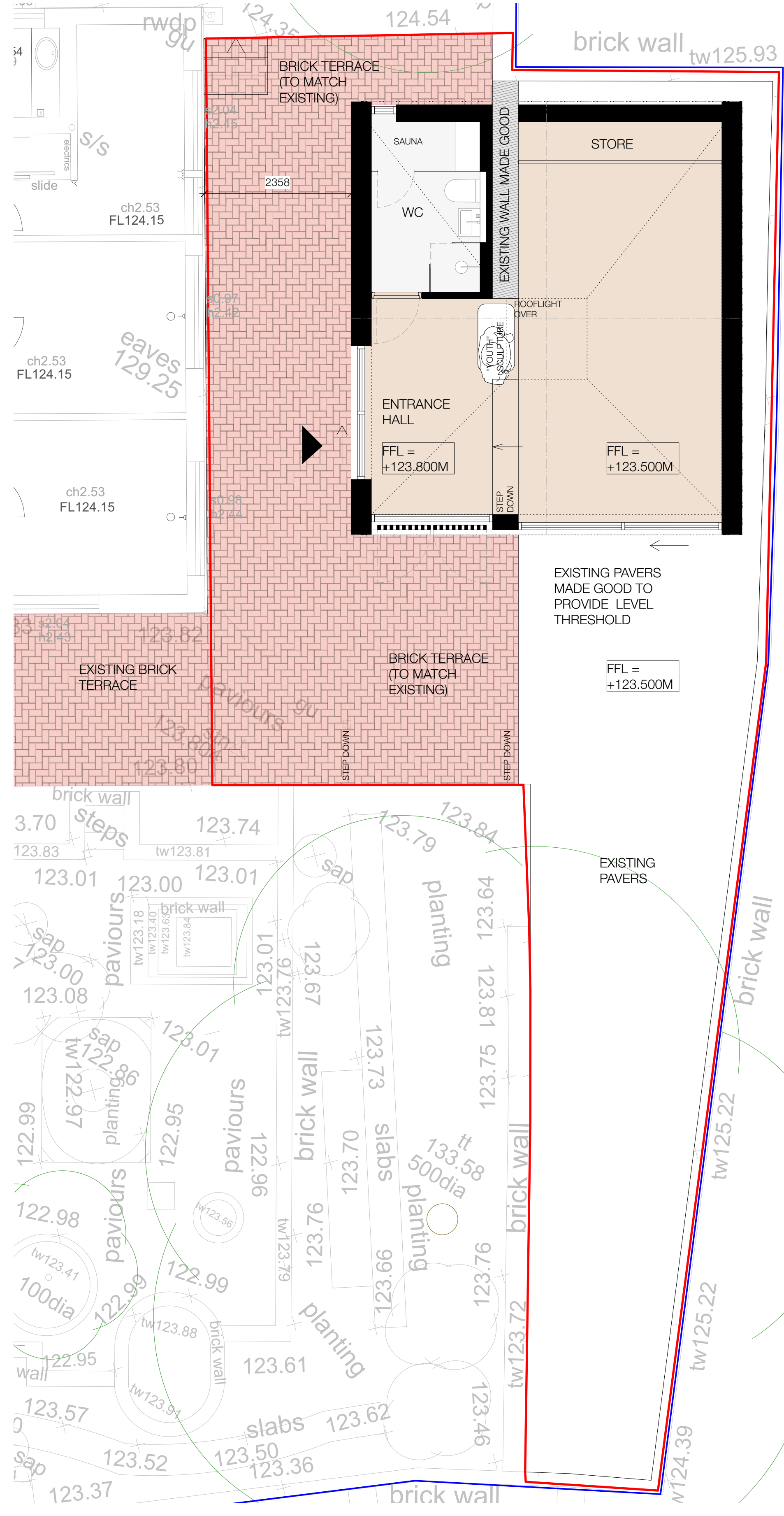
Location of trees with tree schedule numbering indicating extent of BS5837:2012 root protection areas and location of temporary tree protective fencing

Key

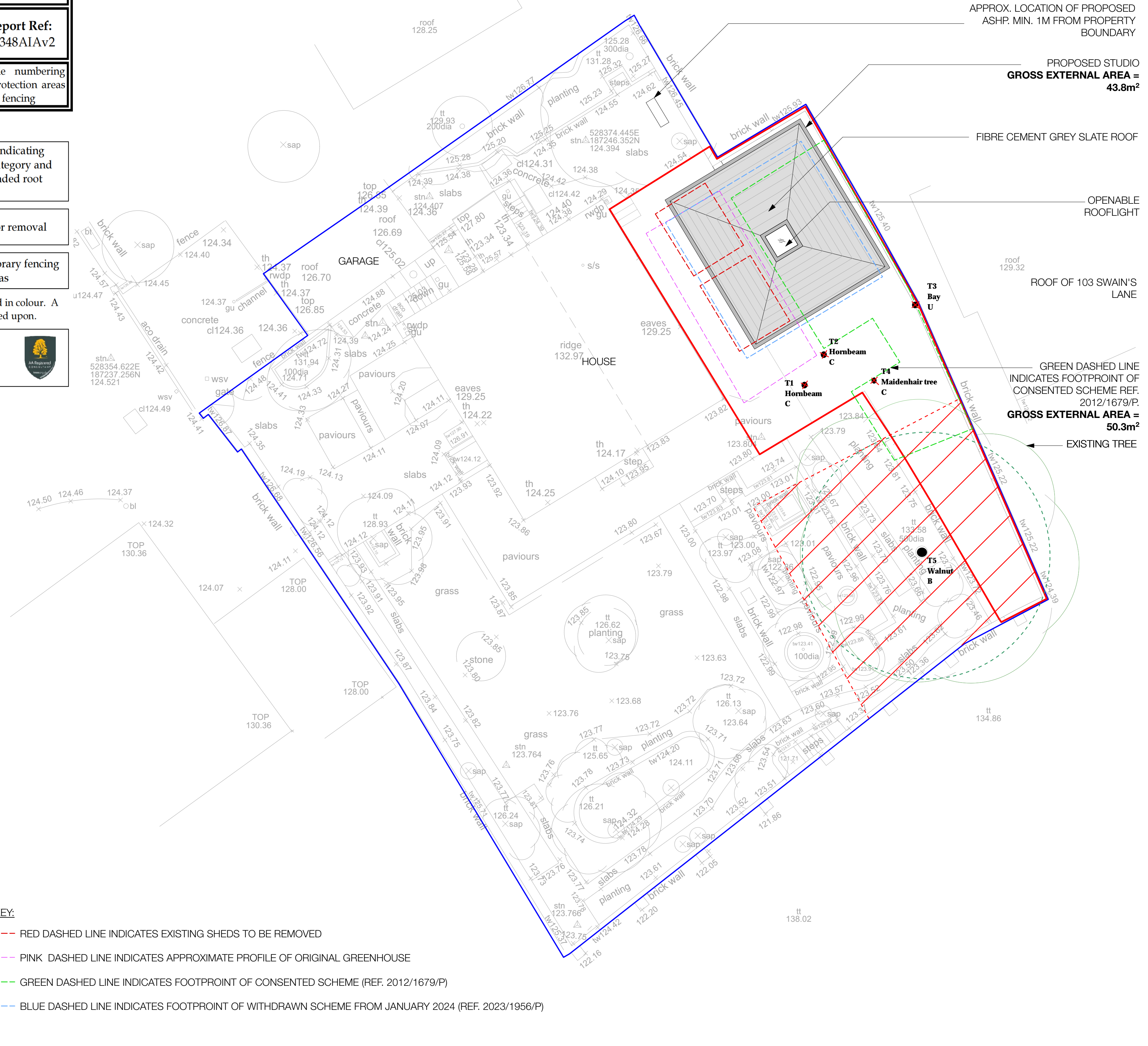
- Location of trees indicating species, BS5837 category and BS5837 recommended root protection area
- Trees proposed for removal
- Location of temporary fencing and protected areas

The original of this drawing was produced in colour. A monochrome copy should not be relied upon.

Alderwood Consulting Ltd, 1 Peartree Road, Southampton, SO19 7GU
 Mobile 07736 230857
 Email Jonathan@alder-wood.co.uk



01 PROPOSED GROUND FLOOR PLAN
 SCALE 1:50



03 PROPOSED ROOF/BLOCK PLAN
 SCALE 1:100

KEY:

- SITE OWNERSHIP
- SITE BOUNDARY

STATUS: PLANNING
SCALE: VARIES
DATE: NOVEMBER 2024

DRAWING NO: 2216-200-RevB
TITLE: PROPOSED PLANS
PROJECT: 6 BACON'S LANE STUDIO

