Landmark Trees

Our ref: GDST/5NTH/Lttr/01

Nicole Brown
South Hampstead High School
3 Maresfield Gardens
London
NW3 5SS

17th December 2024

Dear Nicole,

Re: Trees at 5 Netherhall Gardens NW3

I write following my inspection of the trees growing on the boundary of the above address with 3 Netherhall Gardens. As I understand matters, your neighbours have observed that these trees are causing damaging the retaining wall between your properties.

I have enclosed a survey of the condition of the subject trees but to summarise this, they are a line of semi-mature ash and sycamore that have previously been topped. They are growing within 0.5m of the retaining wall forming the boundary here. This wall is buckling outwards and I would consider it highly likely that the trees are causing this buckling via direct pressure from their roots.

I understand that you would prefer to retain the trees but would recommend they be removed, the wall be repaired / reinforced and a native hedge replanted. This recommendation is principally based on the difficulty of repairing and reinforcing the wall without causing significant damage to the trees but this would also provide a more sustainable and attractive resource. The table overleaf is reproduced from British Standard 5837: 2012 Trees in Relation to Design, Demolition and Construction and details recommended distances from trees to structures to avoid damage. Both the ash and sycamore can, in theory, reach diameters >600mm.

Web: www.landmarktrees.co.uk
e-mail: info@landmarktrees.co.uk
Tel: 0207 851 4544

London Office: Holden House, 4th Floor, 57 Rathbone Place London W1T 1JU
Registered Office: 15 Abbey Road, Oxford OX2 0AD

Table A.1 **Minimum distance between young trees or new planting and structure to avoid direct damage to a structure from future tree growth**

Type of structure	Minimum distance between young trees or new planting and structure, in metres (m)		
	Stem dia. <300 mm [A)]	Stem dia. 300 mm to 600 mm [A)]	Stem dia. >600 mm [A)]
Buildings and heavily loaded structures	—	0.5	1.2
Lightly loaded structures such as garages, porches etc.	—	0.7	1.5
Services			
<1 m deep	0.5	1.5	3.0
>1 m deep	—	1.0	2.0
Masonry boundary walls	—	1.0	2.0
In-situ concrete paths and drives	0.5	1.0	2.5
Paths and drives with flexible surfaces or paving slabs	0.7	1.5	3.0

[A)] Diameter of stem at 1.5 m above ground level at maturity

I note your predecessor Robert was under the impression that the trees are subject to a Tree Preservation Order (TPO), whilst LB Camden do not make online records of these available, it would seem that all of the tree works undertaken on the site to date have been carried out following Section 211 notifications for works within a Conservation Area rather than a TPO application. A further such notice will be required before the trees are removed.

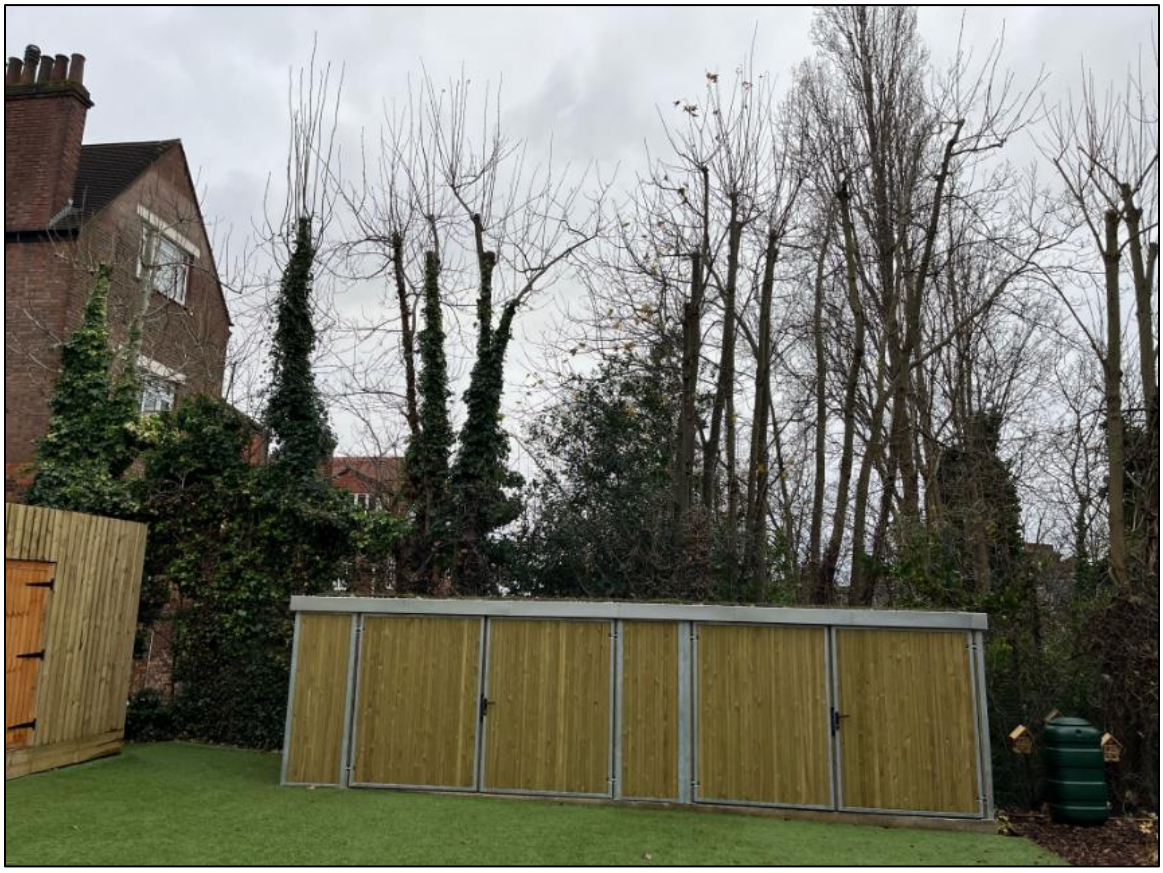
I trust the above provides sufficient information at this time but please do not hesitate to contact us should you require further information.

Yours sincerely

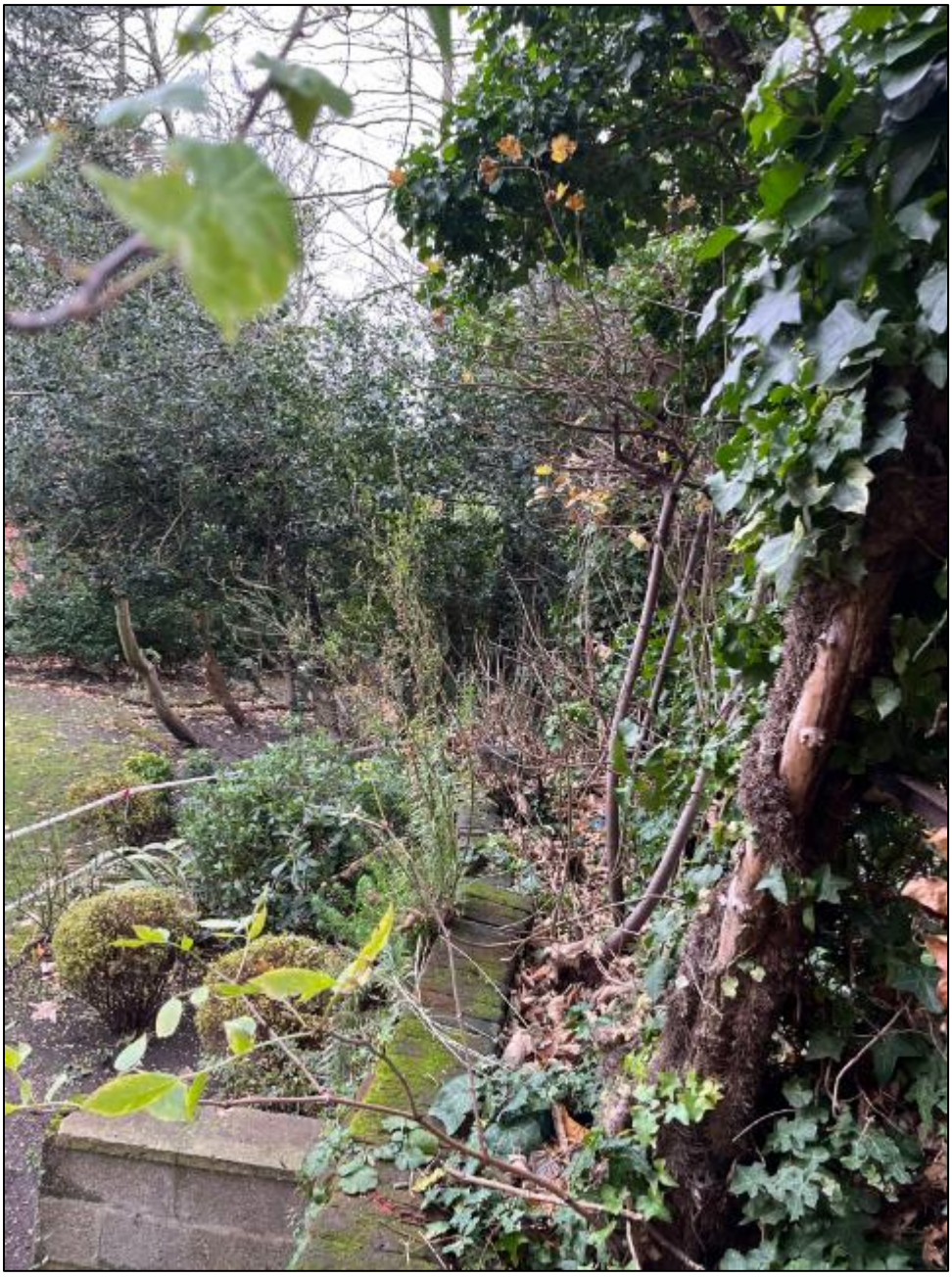
[redacted]

Adam Hollis
MSc Arb MRICS FArborA MICFor C ENV
Registered Consultant
Chartered Surveyor, Forester & Envrionmentalist

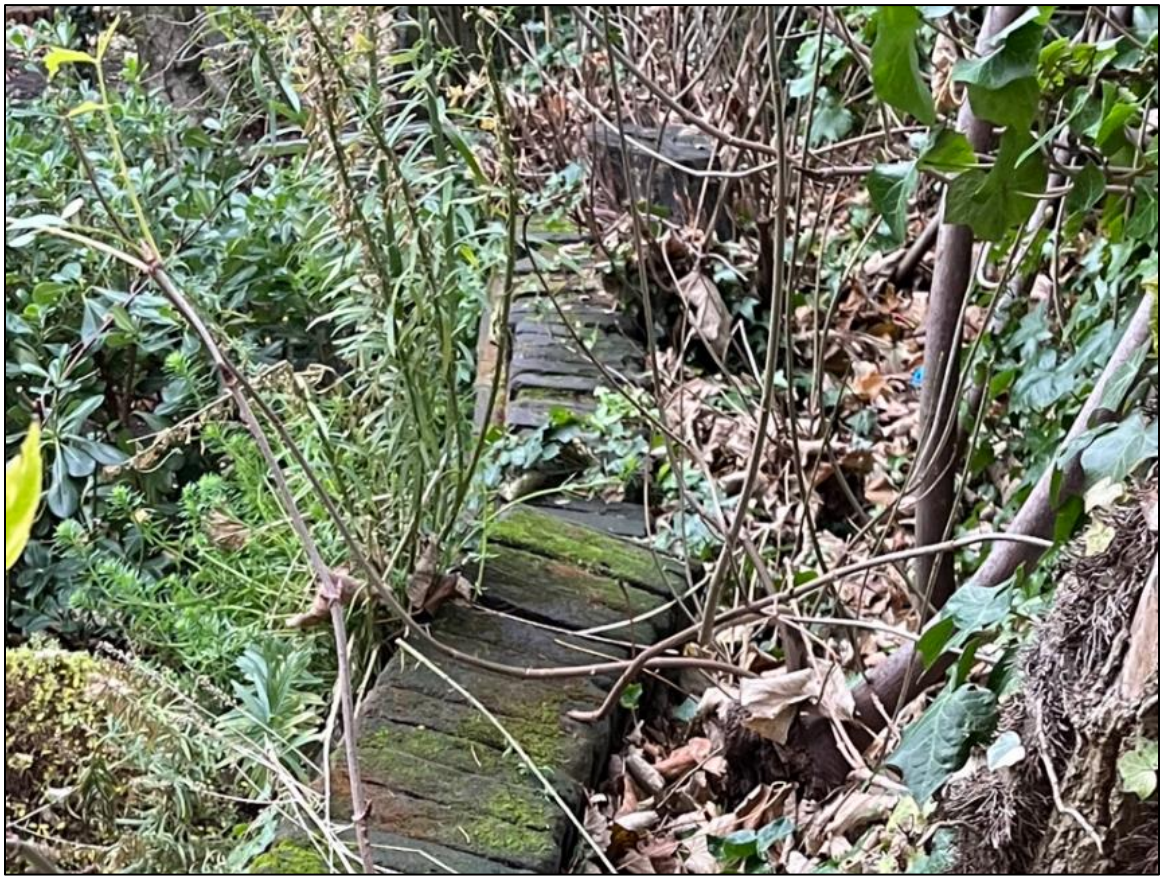
Encs:
Survey schedule
Relevant photographs



Photograph 1: Subject trees (ash stems on left)



Photograph 2: Approximately 0.5m between tree stems and wall



Photograph 3: Buckling of retaining wall evident

Photograph 4: Typical stem size of trees growing adjacent to wall