

ARBORICULTURAL IMPACT STATEMENT

Site: 82 Fitzjohn Avenue
Postcode: NW3 6NP
Client: JLCC

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Author: Stephen Westmore
Qualifications: MSc BSc Hons MArborA MICFor
Position: Director

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Plans and Schedules to be read in conjunction with this report:

Type	Reference	Version
Tree Schedule	155-FIT-INF-SCH	2
Arboricultural Implications Plan	190809-200--DRW-AIP-NMA-LAN	1
Tree Protection Plan	190809-200--DRW-TPP-NMA-LAN	1

Third Party Reports relied upon for the Arboricultural Impact Assessment:

Document Name	Authoring Company	Document Reference
General Arrangement	Lucy Attwood	LA_046_001 Rev D
Proposed GA Changes Plan	Lucy Attwood	LA_046_002 Rev B
Proposed Section A	Lucy Attwood	LA-046-005 Rev A
Proposed Section B	Lucy Attwood	LA-046-006 Rev A
Proposed Sections C and D	Lucy Attwood	LA_046_007 Rev C
Tree Plan	Lucy Attwood	LA-046-004 Rev A

EXECUTIVE SUMMARY

I have been instructed to provide an assessment of the impact from a Non-Material Amendment (NMA) planning application on the existing tree stock at 82 Fitzjohn Avenue in Hampstead. Planning consent for redevelopment of the site (Camden Council Ref: 2023/3626/P)

The proposed variation to the existing consent relates to adjustments to provide a more biodiverse and accessible landscaping scheme.

A tree survey was previously undertaken as part of a S73 planning submission (Camden Council Ref: 2023/3626/P). This identified a total of 13 trees for removal. Following consent, the majority of these trees have been removed, however two trees (T12 and T16) remain *in situ*.

A total of 3 onsite trees that were identified for retention as part of the consent have also been retained and protected throughout the construction process.

No trees have been identified as either ancient or veteran specimens, nor are any designated as ancient woodland.

An online search confirms that the site is within Fitzjohn's and Netherall Conservation Area. Camden Council do not keep online records of trees subject to Tree Preservation Orders and a request for information regarding TPOs was issued to the LPA on 7th August 2023, but no response was obtained from the LPA in this respect.

The revised scheme does not require the removal of any additional trees. Two additional trees have been identified for retention as a result of the revised landscaping scheme.

One tree will require facilitation pruning. This will consist of a crown lift above ground level to provide necessary clearance during and post-construction.

The revised landscaping scheme will reduce the extent of encroachment within the rooting environment of retained trees. The omission of the driveway will result in an improvement to the rooting environment of trees previously impacted by the consented scheme.

There is the potential for increased impacts to a tree that has consent for removal through excavations within the rooting environment. A methodology has been provided to minimise harm, but this tree may need to be removed following onsite works.

In accordance with the existing consent, any retained trees will be protected throughout the construction phase. This primarily consists of tree protective fencing, but will also require onsite supervision from an arboriculturist (as detailed in the approved arboricultural documents) to ensure that the trees remain sustainable post-construction.

National planning policy seeks to protect irreplaceable habitat such as ancient woodland, from development related harm, and local planning policies seek to achieve a similar outcome. Additionally, local planning policy seeks to ensure existing trees of significant amenity or biodiversity value are retained, particularly those within conservation areas. Where development will result in unavoidable harm, mitigation and compensation will be required to redress the balance. As the NMA does not require the removal of any additional trees this scheme is compliant with both national and local planning policy insofar as it relates to trees.

1. INTRODUCTION

Instruction

- 1.1 I have been instructed by JLCC to assist with a Non-Material Amendment (NMA) submission in respect of existing planning consent (Camden Council Ref: 2023/3626/P) in order to secure adjustments to the approved landscaping scheme.
- 1.2 The adjustments are sought to provide a more biodiverse and accessible landscaping scheme.

Scope

- 1.3 The scope of this instruction has been to:
 - Prepare the required reports and plans to accompany a NMA planning application to Camden Council (the local planning authority) for the proposed development.
- 1.4 Planning consent for redevelopment of the site was obtained on 12th January 2022 (Camden Council Ref: 2021/1787/P).
- 1.5 Full Planning Permission was granted for:

Alterations and extensions including erection of 2 storey extensions, increased ridge height, alterations to fenestration, erection of dormer windows to roof and creation of sunken terrace, removal of existing pool house and erection of new orangery involving basement excavation for new pool, and other associated works; hard and soft landscaping including replacement sheds and garage and removal of trees.
- 1.6 A Section 73 application (Camden Council Ref: 2023/3626/P) was submitted and approved on 10th July 2024. This revised submission was granted for:

“Variation of conditions 2 (approved drawings) and 4 (tree protection details) and approval of condition 6 (landscaping details) of planning permission 2021/1787/P granted 12/01/2022 for alterations and extensions including erection of 2 storey extensions, increased ridge height, alterations to fenestration, erection of dormer windows to roof and creation of sunken terrace, removal of existing pool house and erection of new orangery involving basement excavation for new pool, and other associated works; hard and soft landscaping including replacement sheds and garage and removal of trees; namely, amendments to proposed garage, changes to landscaping and driveway, removal of consented shed, changes to tree protection method and removal of additional trees. Drawing Nos: Existing drawings: A-PL-00-000, A-PL-00-100, A-PL-00-101, A-PL-00-102, A-PL-00-103, A-PL-00-104, A-PL-00-105, A-PL-00-106 rev C, A-PL-00-107, A-PL00-108, 496.PL.001.”

- 1.7 This consent included a planning condition pertinent to trees. This is replicated as follows:

“4. Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with the Arboricultural Impact Statement by Tree Frontiers dated 15/08/2023 and the File Note prepared by Tree Frontiers dated 21/06/2023. The protection shall then remain in place for the duration of works on site, unless otherwise agreed in writing by the local authority. Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the

character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017 and policies NE2 and NE4 of the Hampstead Neighbourhood Plan 2018.”

- 1.8 A full suite of revised arboricultural information was provided as part of this submission and forms the basis of this report.
- 1.9 In addition to the above, planning conditions were attached to the planning consent and this report has been prepared in conjunction with other documentation to satisfy this condition. This relates to Condition 6 which states the following:

“Hard and soft landscaping shall be fully implemented in accordance with the details referenced under condition 2 of planning permission 2023/3626/P, or with other such details as submitted to and approved in writing by the Local Planning Authority.”

- 1.10 The details of this report and associated documents and supersedes those approved in the existing planning consent.
- 1.11 In addition to the above, due to the existing planning consent and principal of development having previously been approved, only information pertinent to this application or absent from previous arboricultural assessment has been included in this report.

2. CAVEATS AND LIMITATIONS

- 2.1 Existing tree survey data, obtained on 31st August 2022, has been used as the basis of this report.
- 2.2 I have not visited site since undertaking Arboricultural Clerk of Works (ACoW) inspections in February 2024. Site photographs have been provided by JLCC that indicate that the majority of trees that were identified for removal in existing planning consent (Camden Council Ref: 2023/3626/P) have been completed.
- 2.3 The exception is the retention of two trees (T12 and T16) adjacent the northern boundary.

3. STATUTORY AND OTHER CONSTRAINTS

Statutory Considerations – Tree Protection

- 3.1 Part VII of The Town and Country Planning Act (1990) (the Act) (Section 197) obligates local planning authorities to ensure that, where appropriate, provision is made for the preservation and planting of trees.
- 3.2 The protection is provided in the form of Tree Preservation Orders (TPO) (Section 198), or by virtue of a tree being located within a Conservation Area (Section 211).
- 3.3 An online search on Camden Council’s website confirms that the site is within Fitzjohn and Netherhall Conservation Area (see Plate 1 below). The online portal does not provide details of TPOs and a request for information regarding TPOs was issued to the LPA on 7th August 2023, but details have not been received at the time of finalising this report.

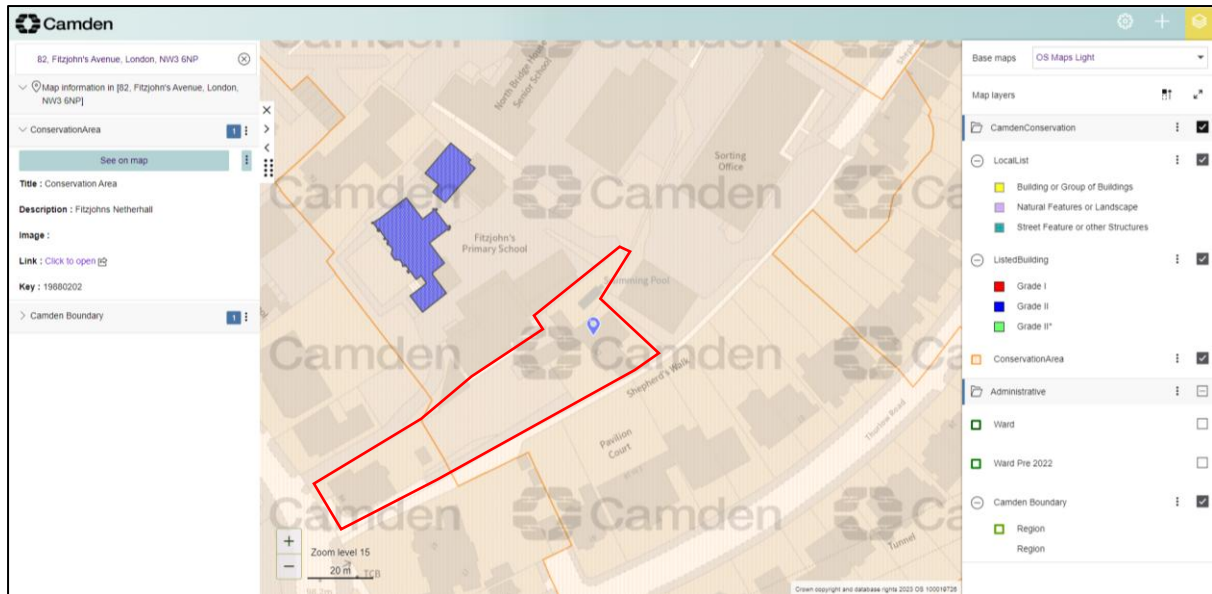


Plate 1 - Conservation Area and TPO Search (indicative site boundary in red) (Source: Camden Council, 07.03.2025)

4. DEVELOPMENT PROPOSAL

- 4.1 The proposed variation to the existing consent relates to adjustments to provide a more biodiverse and accessible landscaping scheme.

5. REVISED ARBORICULTURAL IMPACT ASSESSMENT

General Considerations

- 5.1 Development can have an adverse impact on trees and other woody vegetation within a site, which can result in:
- i. Immediate tree removal to facilitate the footprint of a new development;
 - ii. Potential future tree loss through the early decline of trees due to soil compaction or damage;
 - iii. Root disturbance and damage within a tree's rooting area; and
 - iv. Canopy removal or damage due to plant movement.

Assessing Impacts

- 5.2 The impact of any tree loss is assessed against a criterion in relation to the arboricultural significance of the loss, the detail of which is provided in Table 1. This table is not related to the quality categories provided in BS5837 but has a closer relationship to the sub-categories through assessing the impact that tree loss may have at the Site and its setting in the wider locality. This assessment is also useful in considering the impact of any potential loss against planning policy.

Table 1 - Impact Assessment definitions

Scale of Impact	Definition
Major	<p>Total loss or major/substantial alteration to key trees/features of the baseline (pre-development) conditions such that the post development character or composition will be fundamentally changed.</p> <p>This would generally apply to tree(s) that are of exceptional or high quality and condition and their loss would be irreplaceable. This would also include trees that have been categorised as being Ancient or Veteran, trees are rare examples of their species and or trees that offer significant amenity value to the character and setting of the area.</p>
Moderate	<p>Loss or alteration to one or more key trees/features of the baseline conditions such that post development character or composition of the baseline will be materially changed.</p> <p>This would generally apply to tree(s) that are of good quality and condition and make a notable contribution to the setting or character of the locality (visual amenity). This may include trees that would be hard to replace but for which there could be some mitigation over a medium timeframe (20-40 years).</p>
Minor	<p>A minor shift away from baseline conditions. Change arising from the loss/alteration will be discernible/detectable but not material. The underlying character or composition of the baseline condition will be similar to the pre-development circumstances/situation.</p> <p>This would generally apply to tree(s) that are of low quality and condition and/or their loss would have low impact on the locality. These trees would be relatively easy to replace within a short timeframe (10-20 years).</p>
Negligible	<p>Very little change from baseline conditions with any change barely distinguishable.</p> <p>This would generally apply to tree(s) that are of low quality and condition, and/or their loss would barely be noticeable. Any replacement planting would offer an improvement to the setting of the site in a very short time frame (1-10 years)</p>
No Change	<p>There is no change to the baseline conditions to trees from the development proposal.</p>

Tree Loss

- 5.3 No additional tree removals are proposed as a result of the NMA.

Tree Retention

- 5.4 It should be noted that two trees (T12 and T16) that have consent for removal has been identified for retention as part of the revised submission.
- 5.5 The details relating to this retention and potential impacts to these trees are discussed in the following sections of the report.

Tree Pruning

- 5.6 One tree (T16) will require a crown lift to 3.5m above ground level to the southern canopy. This pruning will alleviate potential conflicts during and post-construction.
- 5.7 All pruning works will be undertaken in accordance with industry best practice and standards, namely *British Standard 3998 (2010) – Tree Works: Recommendations*.

Encroachment of the RPA

- 5.8 It is also important to note that the previous impacts to T13, through the provision of a new driveway have been omitted from the revised landscaping scheme. This will provide a significant improvement to the rooting environment of this tree as the area will be subjected to soft landscaping instead.
- 5.9 One tree (T16) has the potential to be impacted through the revised landscaping strategy. This is through excavations and provision of a new retaining structure on the southern side of the tree.
- 5.10 It should be noted that excavations to facilitate access on the southern side of the tree have already been undertaken in accordance with existing planning consent. The revised scheme includes the provision of additional excavations towards the stem of the tree and within approximately 1m of the base of the tree. The excavations include an additional encroachment of approximately 15m². This equates to approximately 21% of the total RPA.
- 5.11 It is understood that the intention is to retain this tree. However, the encroachment would result in the loss of the majority of the rooting environment on the southern side of the tree and therefore the likelihood of successful retention of this tree is low.
- 5.12 In order to provide the most realistic opportunity to retain this tree, any excavations will need to be undertaken using an airspade or hand-dig methods. These excavations will need to be undertaken under arboricultural supervision and any root severance should only be undertaken under advice from an arboricultural consultant.
- 5.13 As this tree has previously been consented for removal, it is anticipated that should the excavation works render the retention of this tree untenable then the tree will be removed, rather than retained.
- 5.14 In addition to the above, the provision of new pavers within the RPA of T12 has the potential to impact the RPA. However, these occupy a very small footprint and can be constructed in a sympathetic manner to avoid excavation of the underlying rooting environment. These pavers will need to be installed on top of existing ground levels and excavations should be avoided.
- 5.15 Furthermore, it is anticipated that minor level changes within the RPAs of all retained trees will be required to facilitate soft landscaping proposals. Provided these are kept to a minimum and consist of the introduction of topsoil (maximum depth of 100-150mm), the overall impact to the rooting environments of these trees will be negligible.
- 5.16 Any introduction of topsoil will need to be undertaken using either hand-tools or by machinery working from outside of the RPAs. Topsoil within RPAs must not be compacted by whacker plates or rollers.

- 5.17 In accordance with existing planning consent, all of the above operations will be undertaken under arboricultural supervision to ensure that any onsite tree related issues can be dealt with appropriately.

Underground Services

- 5.18 New underground services are not proposed and do not form part of the scope of this application.
- 5.19 There is sufficient space remote from trees to enable the installation of these services should they be required. If these are required within the RPAs of retained trees then an additional arboricultural assessment will be required.

Principles of Tree Protection

- 5.20 In accordance with the existing planning consent the approved Arboricultural Method Statement (see Appendix 1) will need to be adhered to.
- 5.21 For the sake of clarity, a revised Tree Protection Plan (TPP) has been prepared that graphically illustrates the necessary tree protection measures. This will require minor adjustments to the existing Tree Protective Fencing (TPF) that has been erected and maintained on site.

6. STATUTORY CONSIDERATIONS FOR TREE WORKS

- 6.1 The Ministry of Housing, Communities and Local Government has provided Supplementary Planning Guidance (SPG) for the management of trees that are either subject to a TPO or are in a conservation area. This includes specific advice on how to address the issue of trees conservation areas within a planning application.

- 6.2 The guidance explains that¹:

An authority may treat a planning application for development in a conservation area that includes specified tree work as a section 211 notice if the applicant has clearly stated that it should be considered as such. However, if work is proposed to trees other than those immediately affected by a proposed development then a separate section 211 notice should be submitted. Where an authority has granted planning permission for development in a conservation area, only tree works necessary to implement the development may be carried out. The authority may use conditions or informatives attached to the permission to clarify this requirement. (Paragraph: 134 Reference ID: 36-134-20140306 Revision date: 06 03 2014)

- 6.3 This report clearly sets out the trees that are to be pruned (canopy and roots) as part of the proposed scheme and as such should be taken as a notice of intent to undertaking pruning works under Section 211 of the Town and Country Planning Act 1997.
- 6.4 However, should it be necessary to remove additional trees or undertake tree pruning works, a further assessment will have to be undertaken and consent obtained from the LPA.

¹ <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas>

7. CONCLUSION

- 7.1 The proposed variation to the existing consent relates to adjustments to provide a more biodiverse and accessible landscaping scheme.
- 7.2 The design scheme will not result in the removal of additional trees. An additional two trees that have been consented for removal will be retained.
- 7.3 Minor pruning is proposed to one tree to facilitate access during and post-construction.
- 7.4 A minor variation to the potential encroachment of the RPAs of retained trees is the result of the revised layout. The encroachment area is reduced for one tree, which will provide an improvement to the rooting environment. However, an additional tree will have an increase in encroachment area through excavations in the RPA. This tree has been consented for removal and therefore while the intention is to retain this specimen, should onsite works indicate that it is not feasible to retain this tree, it will be removed.
- 7.5 The previously approved and implemented tree protection measures will still be required as a result of the design change. The alignment of Tree Protective Fencing will require adjusting to ensure that retained trees remain free from harm.
- 7.6 This application is considered compliant with not only national planning and local policy, but also the existing planning consent, insofar as it relates to trees.

8. ABOUT THE AUTHOR

- 8.1 I am a director of Tree Frontiers Ltd and a chartered arboricultural consultant, with a masters degree in urban forestry and arboriculture from Myerscough College, accredited by the University of Lancaster.
- 8.2 I have 13 years' experience working in the sector and am a chartered member of the Institute of Chartered Foresters. I am also a professional member of the Arboricultural Association and abide by the code of ethics and professional standards of these institutions.

9. REFERENCES

- 9.1 This report has relied upon the following external reference sources:
- British Standards Institution (2012) BS5837: *Trees in relation to design, demolition and construction – recommendations*. London: BSI
 - Gov.uk (2024) [National Planning Policy Framework](#). (Accessed 07.03.2025)
 - Camden Council (2017) [Camden Local Plan](#) (Accessed 07.03.2025)
 - Camden Council (2025) [Conservation Area and Tree Preservation Order Search](#) (Accessed 07.03.2025)
 - Greater London Authority (2021) [The London Plan](#) (Accessed 07.03.2025)
 - Mattheck, C. & Breloer, H. (1994) *The Body Language of Trees, A Handbook for Failure Analysis Research for Amenity Trees No.4*. HMSO

10. APPENDIX 1 – ARBORICULTURAL METHOD STATEMENT

Overview

- 10.1 This Preliminary Arboricultural Method Statement (AMS) provides best practice measures to be adopted protect retained trees during the development process. It has been prepared to inform the planning and the construction/ development process.
- 10.2 The document also provides details of general measures required to protect retained trees from potentially harmful activities such as the construction of hard surfaces within the RPA.

Supervision

- 10.3 Prior to the commencement of any tree works, installation of protection measures or the mobilisation of construction machinery and materials, a qualified and independent arboricultural consultant shall be appointed as the Project Arboriculturist to provide advice to the construction team and to supervise any works that have the potential to cause harm to retained trees.
- 10.4 The retained Project Arboriculturist shall be the principle point of contract for the main works contractor on all matters relating to trees and shall liaise as required with the LPA tree officer.

Tree Removals

- 10.5 Trees for removal have been noted on the AIP with a red circle.
- 10.6 Great care should be taken during the tree removal process to ensure that retained trees are not adversely impacted. The following methodology should be adhered to at all times:
- Any machinery used during the tree removal process be sited outside the RPA of retained trees.
 - The felling of trees will be undertaken to avoid damaging retained trees.
 - Where the removal of stumps of felled trees is required, great care will be taken to ensure any retained trees in close proximity remain free from harm.
- 10.7 All works will be conducted by a suitably qualified arborist working in accordance with BS3998:2010 *Tree Work – Recommendations*.

Remedial Tree Works

- 10.8 The trees requiring remedial works to facilitate development will be carried out by a suitably qualified arborist working in accordance with BS3998:2010 *Tree Work – Recommendations*.

Protection of Retained Trees

- 10.9 Where practical all retained trees will be protected through the construction phase using barriers to limit the potential for harm from machinery, materials or personnel.
- 10.10 The primary form of protection is the use of fencing around the trees to prevent access within a protected buffer zone. This buffer zone is a Construction Exclusion Zone (CEZ) and there will be no access within it during the construction phase.

Tree Protection Fencing

- 10.11 Protective fencing will be erected around retained trees prior to the commencement of any site works including mobilisation of machinery and materials.
- 10.12 The location of the fencing has been marked on the TPP prepared for this AMS. This is shown as a black dashed line, and the CEZ has been highlighted as orange hatching behind the fencing.
- 10.13 The appropriate form of fencing for this project will be wire mesh panels that will be supported on the ground by a rubberised foot that will in turn be pinned to the ground using metal stakes driven a minimum of 500mm into the ground. An example of the fencing panel construction is provided in Plate 2 below.

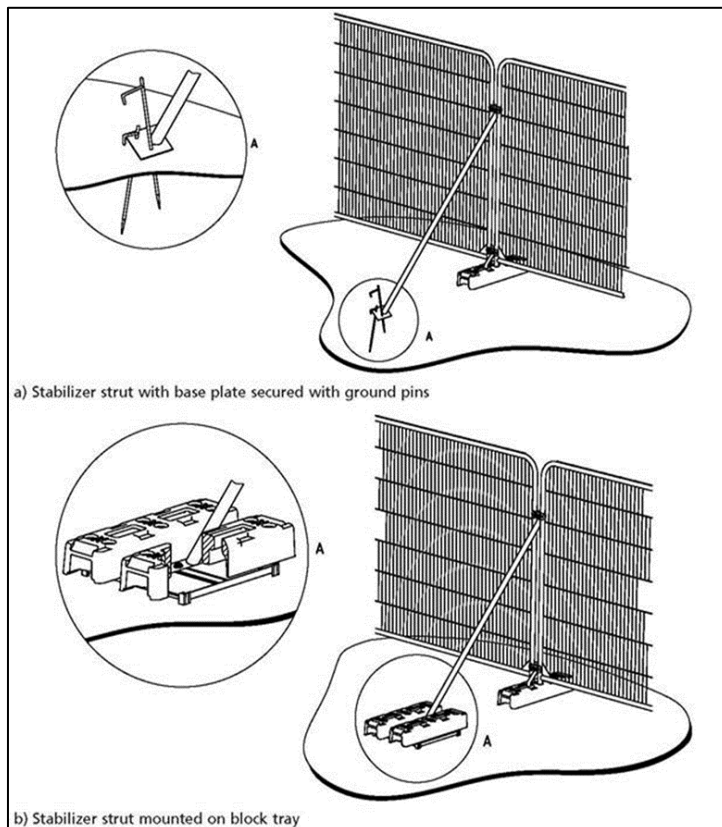


Plate 2 Tree protection fencing specification (extract from BS 5837: 2012)

- 10.14 Weather-proof notices shall be attached to any protective fencing located adjacent to retained trees displaying the words “Construction Exclusion Zone” and listing restrictions which apply. All personnel must be made aware of these restrictions. An example of a suitable sign for the fencing is provided in Plate 3.



Plate 3: Example of Tree Protective Fencing sign

Construction Exclusion Zone (CEZ)

10.15 The CEZ is the area identified by the Project Arboriculturist as the area to be protected during development from Site clearance and construction work through the use of barriers and/or ground protection to ensure the successful long-term retention of a tree. Fencing or ground protection shall not be taken down or relocated at any time without prior agreement and/or Site supervision as recommended by the Project Arboriculturist.

10.16 All areas excluded by protective tree fencing shall be treated as CEZs and the following restrictions shall apply:

- No construction activity can occur within these areas.
- No works on trees unless agreed by the Project Arboriculturist.
- No alterations of ground levels or conditions.
- No chemicals or cement washings.
- No excavation.
- No temporary structures.*
- No storage of soil, rubble or other materials.
- No vehicles or machinery to be used or parked without appropriate ground protection measures as per BS5837 recommendations. This will require the use of a proprietary system of reinforced concrete slabs/steel road plates on a compressible layer, or side butting scaffold boards/ 18mm plywood sheets on a compressible layer. The type of ground protection used shall be appropriate for the potential loading applied.
- No fixtures (*lighting, signs etc.*) to be attached to trees.
- No fires within 10 metres of the canopies of any tree or hedgerow.

*Site huts, provided they are of the “Jack Leg” type, can be sited to act as ground protection for the duration of the construction.

New Permanent Surfacing Within RPAs

- 10.17 The installation of the cellular confinement system shall be undertaken following manufacturer’s guidance and in accordance with Arboricultural Association Guidance Note 12 *The use of cellular confinement systems near trees: A guide to good practice*.
- 10.18 Any new surfacing within the RPA of a retained tree shall occur above ground level without soil stripping.
- 10.19 New surfaces shall be constructed on a three-dimensional cellular confinement system to prevent localised compaction of the rooting medium post development. Porous geotextile membranes shall be used both above and below the cellular confinement system to prevent mixing of materials with the binding layer or the soil.
- 10.20 The new surface needs to be permeable to air and water (resin bound gravel or similar is recommended). This is to allow roots to respire without there being a build-up of carbon dioxide, and to ensure the roots continue to receive the moisture and oxygen they require to function.
- 10.21 Traditional kerbing requires excavation to install and will therefore not be suitable within the RPA of retained trees. As an alternative, haunched kerbing, treated timber edging, aluminium L-shaped edging, galvanised metal edging or no fixed edging shall be used.
- 10.22 Areas requiring permanent ground protection have been marked on the TPP with purple hatching.

General Canopy Protection

- 10.23 Since the canopies of retained trees may be in close proximity to areas of plant operation, the following restrictions will apply:
- All plant will be sited outside the defined RPAs of retained trees / groups, and the appointed contractor will ensure all relevant personnel shall be made aware of the location of branches and the need to avoid causing damage to them.
 - Prior to the implementation of lifting operations, a representative from the equipment supply company shall visit the Site and ensure all operations can be completed without causing damage to retained trees. A lifting plan will be prepared and submitted for approval prior to all lifting operations. The lifting plan will make provision for the potential for damage of retained trees.
 - All lifting operations will be completed under the close direction of a qualified banksman, who will be briefed by the appointed contractor as to the need to avoid damage the stems and branches of retained trees.
- 10.24 Should additional tree removal or pruning be required the LPA Tree Officer shall be contacted and the scope of works agreed in writing.

Hazardous Materials

10.25 Any mixing of cement-based materials is to take place outside the RPAs of all trees. Provision shall be made to ensure that the mixing area is contained so that no water runoff enters the RPA of any trees. All mixers and barrows shall be cleaned within this dedicated mixing area.

10.26 All other chemicals hazardous to tree health, including petrol and diesel, are to be stored in suitable containers as specified by the Control of Substances Hazardous to Health (COSHH) Regulations (HMSO, 2002: *The Control of Substances Hazardous to Health Regulations 2002*), and kept away from the RPAs.

Demolition

10.27 Any demolition works within the RPA of retained trees will be undertaken in accordance with the following methodology:

- Demolition works will be undertaken using a 'top down, pull back' technique. This will minimise the potential of physical harm to retained trees.
- Care must be taken to avoid physical contact with the canopies of offsite trees during the demolition works. A banksman will be used where such conflicts could occur.
- If localised pruning is required the LPA Tree Officer shall be contacted and the scope of works agreed in writing.
- All machinery used to undertake demolition works will be sited outside the RPAs of existing trees or working from on top of existing hard standing.
- Debris may be removed from the RPAs of retained trees by using machinery with a long reach or through pedestrian access. Care must be taken to avoid damage to the existing ground surface to ensure the rooting environment remains sustainable post demolition.
- The removal of existing hardstanding or foundations within the RPAs of retained trees will be undertaken using hand tools only. Appropriate tools for manually removing debris may include a pneumatic breaker, crow bar, sledgehammer, pick, mattock, shovel, trowel and fork.
- Severance of roots over 25mm diameter should be avoided unless advised by the retained Project Arboriculturist. Secateurs and a handsaw must be available to deal with any roots that are exposed. Where roots will remain exposed for any period of time the roots must be wrapped in hessian sacking for protection.

Contractor compound, site huts and welfare units.

10.28 The contractor's compound, including all site huts, storage and welfare units, will be located outside the CEZ of retained trees.

Service installation overhead and underground

10.29 The following hierarchy shall be applied to the design and installation of underground services:

- 1) All service trenches shall be located outside the RPA of retained trees.

- 2) Where it is not feasible to avoid the RPA, trenchless technology shall be utilised to minimise the impact on the rooting environment.
- 3) Where trenchless technology cannot be applied, excavation shall be undertaken using the less harmful methodology including hand digging or use of an airspade to dislodge soil without severing roots. All excavation must be carried out carefully using spades, forks and trowels, taking care not to damage the bark and wood of any roots. Specialist tools for removing soil around roots using compressed air may be an appropriate alternative to hand digging, if available. All soil removal must be undertaken with care to minimise the disturbance of roots beyond the immediate area of excavation. Where possible, flexible clumps of small roots, including fibrous roots, should be retained if they can be displaced temporarily or permanently beyond the excavation without damage.
- 4) Where it is not possible to hand dig a trench, an excavator may be used, located if possible outside the RPA, or sat on a load spreading surface that will minimise the potential for further harm to the rooting environment. Any operation for excavation shall be supervised by the retained Project Arboriculturist.

Project Supervision and Reporting

10.30 All tree protection measures will remain in place throughout the development phase.

10.31 The retained Project Arboriculturist will complete site inspections through this period to ensure that protective fencing and other measures remain fit for purpose and that the sanctity of the CEZ is being maintained.

10.32 A post-inspection report will be prepared after every site visit detailing observations and any recommendations for specific measures that may be required in the forthcoming period. A copy of this report will be sent to the LPA tree officer and circulated to the project team including the site manager for the main works contractor.

Post Development

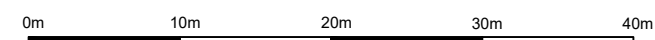
10.33 No fencing or other protective measures will be moved, dismantled or taken off site until the Project Arboriculturist has confirmed that all machinery has been removed from the site and any construction activity that could cause harm to retained trees has been completed.

- Notes:**
- The site is located in Fitzjohn and Netherhall Conservation Area.
 - The RPAs of the following trees have been adjusted based on existing built form/topography; T7, T9, T13, T15, G25, G26, G27 & T28.
 - Site construction works of the existing planning consent (Camden Council Ref: 2021/1787/P) have commenced.
 - T1-T6 have been removed in accordance with S211 Consent (Ref: 2022/4657/T) and therefore are not included on this plan.
 - T8, T10, T11, T14, T17, T18, T20, T21, T22, T23 & T24 have been removed in accordance with S73 Consent (Ref: 2023/3626/P).
 - T12 and T16 have not been felled despite consent for removal.

CLIENT:	
JLCC	
PROJECT/SITE:	
82 Fitzjohns Avenue	
TITLE:	
NMA Arboricultural Implications Plan (Revised Landscape)	
MAP REF:	
190809-200-DRW-AIP-NMA-LAN-FP-01	
REVISION:	
01	
LAYOUT:	
Overview	
DATE:	PRODUCED BY:
06.03.2025	SW
SCALE:	REVIEWED BY:
1:500@A3	-

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

Scale Bar (1:500)



Legend:

Indicative Site Boundary

Category A Trees
(Stem and Canopy Spread)

Category B Trees
(Stem and Canopy Spread)

Category C Trees
(Stem and Canopy Spread)

Category U Trees
(Stem and Canopy Spread)

Root Protection Area

Existing Site

Proposed Layout

Construction Exclusion Zone
(area required to protect
retained trees roots and canopy)

Tree Protection Fencing

Airspade/Hand-dig
Excavation

Notes:

- The site is located in Fitzjohn and Netherhall Conservation Area.
- The RPAs of the following trees have been adjusted based on existing built form/topography; T7, T9, T13, T15, G25, G26, G27 & T28.
- Site construction works of the existing planning consent (Camden Council Ref: 2021/1787/P) have commenced.
- T1-T6 have been removed in accordance with S211 Consent (Ref: 2022/4657/T) and therefore are not included on this plan.
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CLIENT:	JLCC
PROJECT/SITE:	82 Fitzjohns Avenue
TITLE:	NMA Tree Protection Plan (Revised Landscape)
MAP REF:	190809-200-DRW-TPP-NMA-LAN-FP-01
REVISION:	01
LAYOUT:	Overview
DATE:	06.03.2025
PRODUCED BY:	SW
SCALE:	1:500@A3
REVIEWED BY:	-

