

From: Jade Low
Sent: 26 May 2025 16:10
To: Planning
Subject: Re: Planning Application 2025/1768/T - Response

Dear Mr Little, Camden Planning team

Re: Planning Application 2025/1768/T (178 Camden Road)

I hope this finds you well.

As mentioned below, please now find attached a report from Prof. SJ Stephens, suggesting the possibility of a root barrier.

As mentioned in Prof Stephens' letter - approximately 6 trees were felled in the back garden of 178 Camden Rd since the level monitoring was undertaken in 2022 (see planning applications (2024/2873/T and 2024/5347/T) - further level monitoring should be undertaken to see whether any issues persist, given that 6 trees have been removed since the level monitoring of 180 was done. It may well be that any issues have since been resolved since the readings were taken.

I also attach a photo of 180 taken from the Auger report. It seems that the issues where the subsidence are occurring are in the newer extension to the original property - is there any chance that there are any defects to the construction of the footings? It is strange to me that no subsidence issues have been observed at 178 and 180 (which are much closer to the tree).

To conclude this email and my previous email sent on Thursday - there are many other options available other than felling the tree. I would encourage the owners of 180 to speak to us and start a dialogue.

Kind regards

Jade

10:37

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1 of 13



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On 22 May 2025, at 15:32, Jade Low wrote:

Dear Mr Little / Camden Planning team

RE: 2025/1768/T - planning application to remove a mature Ailanthus tree, protected by a TPO

I hope this finds you well. I am writing once again to firmly protest the application to fell the tree - while I have attached one previous report by Butlers Trees Ltd, I am also seeking a second opinion and hope to attach a further application soon.

I disagree with our neighbour's application to fell our tree (made without our knowledge) for the following reasons:

1) Given that neither 176 and 178 Camden Road are experiencing subsidence issues, and the trees are on our property - it is highly unlikely that 180 would be experiencing any form of subsidence from the tree. The Tree of Heaven is about 12m away from their property and contained entirely within our property as seen in the photo - the recent Auger report has only demonstrated the presence of bark;

2) Given that nearly the trees in our back garden have been cut down in the later half of 2024 - new level monitoring readings should be taken to assess the impact of removal of basically all the trees.

3) The tree provides considerable amenity value - I have attached a picture of it in full leaf for the summer. On an extremely busy road the tree provides acoustic benefits and shade - it is clear to see from most of the responses that have come through (save for that of 180 and 188 - who are the same people) that the community appreciates this tree as being of community value and public benefit. In an era of climate destruction and climate change - we should not be cutting down trees carelessly - these trees have stood long before we have even moved to the property.

4) While the neighbours continue to submit applications to the council - there are other options other than felling a tree in full health. These include a root barrier or otherwise pruning the tree. We would be happy to engage with our neighbours on these solutions if they wish.

I hope that we may lay this matter to rest.

Kind regards

Jade

<IMG_2024.JPG>



SJ Stephens Associates

ARBORICULTURAL, LANDSCAPE & MANAGEMENT CONSULTANTS

The London Borough of Camden
5 Pancras Square
London
NC1 4AG

22nd May 2025

Dear Sirs,

Re: 2025/1768/T – application to remove a mature Ailanthus tree, protected by a Tree Preservation Order, at 178 Camden Road to alleviate alleged subsidence damage to 180 Camden Road

An application has been submitted by Crawford & Co to remove a mature Ailanthus tree, protected by Tree Preservation Order (TPO S9-T10 1957). I have been instructed by the owners of the tree, which is growing in the garden of 178 Camden Road, to review the evidence on the council website supporting this application. This application has been submitted without the knowledge of the tree owners who do not wish to remove the tree.

The Auger SI report, dated 29-03-2025 demonstrates that a shrinkable clay soil is present with a Plasticity Index of 37-47, which could cause subsidence. The report also identifies the presence of Ailanthus (Tree of Heaven) roots found at depths up to 1.45m in the 3m boreholes.

The Crawford report, dated 28-11-2024, includes two sets of level monitoring information. The first set includes five readings between August 2021 and May 2022. This shows levels dropping markedly between October 2021 and March 2022. If there had been subsidence the previous summer, one would expect recovery during this period with levels rising as a clay soil rehydrates. Here, the opposite trend suggests some other factor may be involved. The second set includes four level readings between July 2022 and August 2023, which begin to show a more typical pattern which could be caused by vegetation related subsidence.

The Crawford report, dated 28-11-2024, discounts the option of installing a root barrier as the proximity of T7 “is likely to cause the tree to become unstable”. The owners of No 178 have now confirmed that they would be happy to consider a proposal from the owners of No 180 to install a root barrier under the path in No 178, adjacent to the boundary wall with No 180.

This would be approximately 8m from T7 and, therefore, there would be no possibility of making the tree unstable.

Root barriers are commonly installed to approximately 3m in depth. Since the deepest root identified was at 1.45m, this should be a solution that could immediately solve any subsidence issues.

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Since this tree is providing considerable amenity value, felling should be the last possible resort. The council should, therefore, refuse the application and suggest that the possibility of a root barrier is explored.

In the meantime, level monitoring should continue which would help to confirm beyond doubt that vegetation related subsidence is the cause of structural problems. Almost all the trees in the back garden of No178 were removed in 2024, of which the owner says 3-5 were mature. Ongoing monitoring would show that the Ailanthus, rather than these trees, was the cause of movement seen in 2022-2023.

If we can be of any further assistance, or should you require further information, please do not hesitate to contact us.

Yours sincerely,

Simon Stephens
Arboricultural Association Registered Consultant
MA Oxon, Dip Arb(RFS), MArborA. CEnv, MICF