

SIMON JONES ASSOCIATES Ltd.

ARBORICULTURAL PLANNING CONSULTANTS

Arboricultural Consultancy - Tree Surveys
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Tree & Woodland Management - Expert Witnesses

17 CROSS ROAD
TADWORTH
SURREY KT20 5ST

Surrey: 01737 813058
London: 0207 127 0570
E-mail: sja@sjatrees.co.uk

Principal: Simon R. M. Jones Dip. Arb. (RFS), F. Arbor. A.,
Arb. Assoc. Registered Consultant
Associate: Mark Mackworth-Praed BA (Cantab), M.Sc., F.
Arbor. A., Arb. Assoc. Registered Consultant



The Director of Planning
London Borough of Camden
Town Hall Extension
Argyle Street
London WC1H 8NJ

12/02/2013

Dear Sirs,

**TOWN & COUNTRY PLANNING ACT 1990, SECTION 211
TOWN & COUNTRY PLANNING (TREES) REGULATIONS 1999
TREES IN CONSERVATION AREAS
TREES AT No. 30 St.Mark's Crescent NW1 7TU**

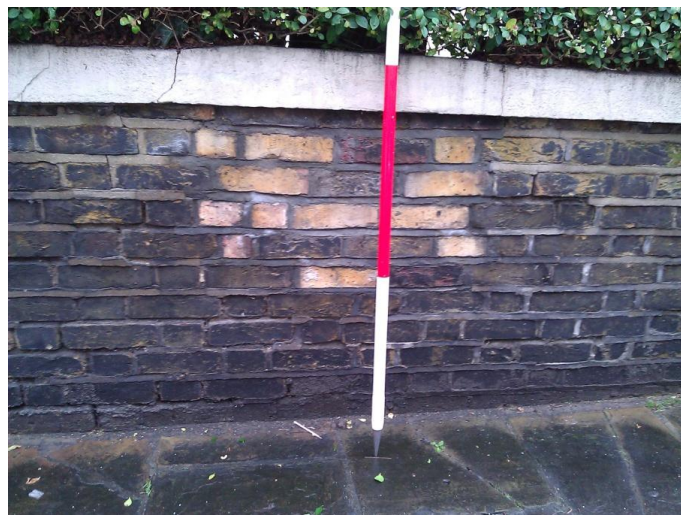
I write to inform you of my client's intention to fell two Common lime trees at No.30 St.Mark's Crescent. The property is within the Primrose Hill Conservation Area. The trees are not covered by a Tree Preservation Order. We undertook an inspection of the two Common lime trees growing in the front garden of this property on Tuesday the 29th January. The two specimens are shown in **Photograph #1** below. Their locations are shown on the Tree Locations plan SJA TL 13018-01 appended to this notice.



Photograph #1: Two Common Lime in the front garden of 30 St.Mark's Crescent.

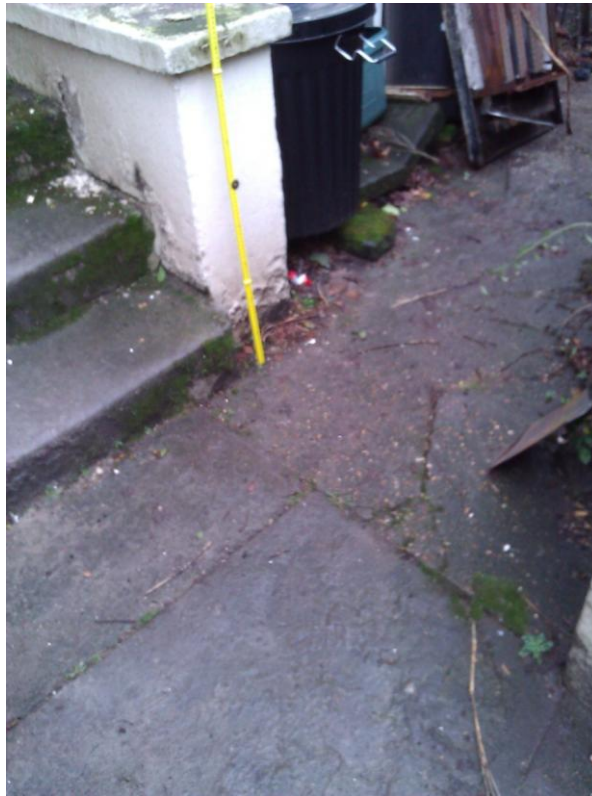
The two trees are growing within a privet hedge, behind a low wall, adjacent to the footway of St. Mark's Crescent. Both are single stemmed, semi-mature specimens which have been pollarded at approximately 4m from ground level, have extensive epicormic growth and have small crowns extending to approximately 1.5m from the trunk. Lime tree no.1 has an open cavity on the west side of the trunk at a height of 2.5m where there is likely to be a cone of decay which may extend into the main stem. Lime tree no.2, has a stub with an uneven pruning cut/tear out wound at a height of 2.5m on the northwest side of the trunk with little wound wood response, areas of dead bark and evidence of decay. There is evidence of decay pockets around the pollard points on both trees.

There is clear evidence that the trees (no.1 and no.2) are causing structural damage to the adjacent low level wall (see **Photograph #2** below). There is evidence of cracking and bowing adjacent to both trunks and it is clear that this wall has been patched in the past adjacent to both trees, showing that damage has been occurring for some time. Furthermore, the brickwork and the coping stone have been cut out adjacent to lime tree no.1 so that the wall is only one brick deep adjacent to the trunk. Despite this, the edge of the trunk is still only 85mm from the cut back coping stone. The trunk of the lime tree no.2 is 60mm from the non-cut out coping stone.



Photograph #2: Structural damage to low level wall adjacent to lime tree no.1.

There is also clear evidence of cracking of the concrete slab adjacent to lime tree no.1 and evidence of lifting of the flag stones at the base of the steps to the front door (see **Photograph #3** below); this damage is all consistent with the action of tree roots.



Photograph #3: Cracking of concrete slab and lifting of flagstones.

Furthermore, there is cracking of the brickwork and between the brickwork and the coping stones which support the railings on top of the vaults at the front of the house which are accessed by the steps (see **Photograph #4** below); this is also consistent with the damage that can be caused by the growth of roots.

There are two vaults extending by 2.7m towards the road and this is likely to be right up to the back of the footpath, and even possibly underneath the brick boundary wall; consequently, lime tree no.1 is growing directly above these vaults, possibly within only 500-550mm of soil (see **Photograph #4** below); this indicates that this a shallow rooted tree which is causing damage to the surfaces and brickwork of adjacent structures.



Photograph #4: Cracking of the brickwork under the coping stones which support the railings on top of the vaults. Also, shows the very limited depth available to the lime tree growing above the vaults.

In summary, the two lime trees are growing in restricted soil volumes which have caused the roots of the trees to grow out into and damage the surrounding structures. Should the structures be repaired, it is our opinion that if the trees are left insitu, a similar pattern of damage would reoccur. Both lime trees are both small due to their heavy pollarding and provide a low level of visual amenity. In views along the road the trees are seen against the backdrop of houses or the large trees further to the north growing in the footway and are not significant features of the street scene.

A copy of a structural report from Croft Structural Engineers dated 22nd January 2013 is appended to this notice. This report supports the view that the damage outlined above has been caused by the lime trees, and in addition highlights indirect damage to a third below ground vault which could cause a sudden failure of the arch.

Therefore due to the structural damage that both trees are causing, I write to inform you of my client's intention to fell the two Common lime trees at No. 30 St.Mark's Crescent, within the Primrose Hill Conservation Area.

Yours faithfully,

Simon Jones

Simon Jones Associates Ltd.