

Peter Baynes,
Baynes and Mitchell Architects,
Fourth Floor,
15 Little Portland Street
London
W1W 8BW

Your ref:

Our ref: 1-38-2561

5th November 2012

Dear Peter,

Re: 8, Willow Road, Hampstead, NW3



JOHN CROMAR'S
ARBORICULTURAL
COMPANY
LIMITED

•
SUITE 6D,
BRITANNIA HOUSE,
LEAGRAVE ROAD,
LUTON, BEDS.,
LU3 1RJ
TEL 01582 80 80 20
FAX 01544 231 006
MOB 07860 453 072

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admin@treescan.co.uk
www.treescan.co.uk

Thank you for your instructions in connection with the horse chestnut, no. 2 on the attached plan. You have asked me to report on the tree, from the point of view of amenity and desirability of retention from the client owner's perspective.

I made a site visit on 5th May and report as follows. Please read in conjunction with attached plan ref 1-38-2561/P2.

- 1) This large tree is sited very close to the house – within about 2m of the structure. It is of a species frequently involved in damage to structures although I note that no particular report of subsidence damage has been made. The tree and the house do however apparently stand on London clay, a firm shrinkable medium, and therefore damage in the future would not be unexpected.
- 2) The species naturally has a very heavy and light-occluding crown. It is sited due S of the structure and thus blocks sunlight to the building during much of the day.
- 3) The tree makes little contribution to amenity, it being hemmed in between tree 1, a substantial lime tree to the NE, and tree 3, another substantial lime tree, to the SW. There is of course some degree of softening of views of no.8 as viewed from properties across Pilgrim's Lane. It is not however a reasonable expectation of any home-owner or occupier that complete occlusion of view of adjoining properties takes place in London.
- 4) I see no sensible way to maintain the tree in a way that provides a reasonable degree of alleviation of the shading currently being caused by the tree that does not involve either; mutilation of the tree via pollarding, or by frequent and drastic

Registered Consultant of the Arboricultural Association
John Cromar, Dip. Arb. (RFS), F.Arbor A.



thinning, neither of which is desirable, either from the arboricultural point of view or the aesthetic – or indeed the economic. I therefore consider removal of the tree to be reasonable and appropriate.

5) A narrow-crowned tree such as tulip tree (*Liriodendron tulipifera* 'Fastigiata') or *Carpinus betulus* 'Frans Fontaine' is really the only sort of form of tree in terms of crown shape that could reasonably be expected to stand in that location over a long period of time.

If I can be of further assistance, or any point needs clarification, please do not hesitate to contact me. For a brief overview of our small company please visit www.treescan.co.uk

Yours sincerely,

A handwritten signature in black ink, appearing to read 'John C. M. Cromar', with a stylized flourish at the end.

John C. M. Cromar
enc – PLAN 1-38-2561/P2



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LUTON, BEDS., LU3 1RJ
TEL 01582 808020
FAX 01544 231006
MOB 07860 453072

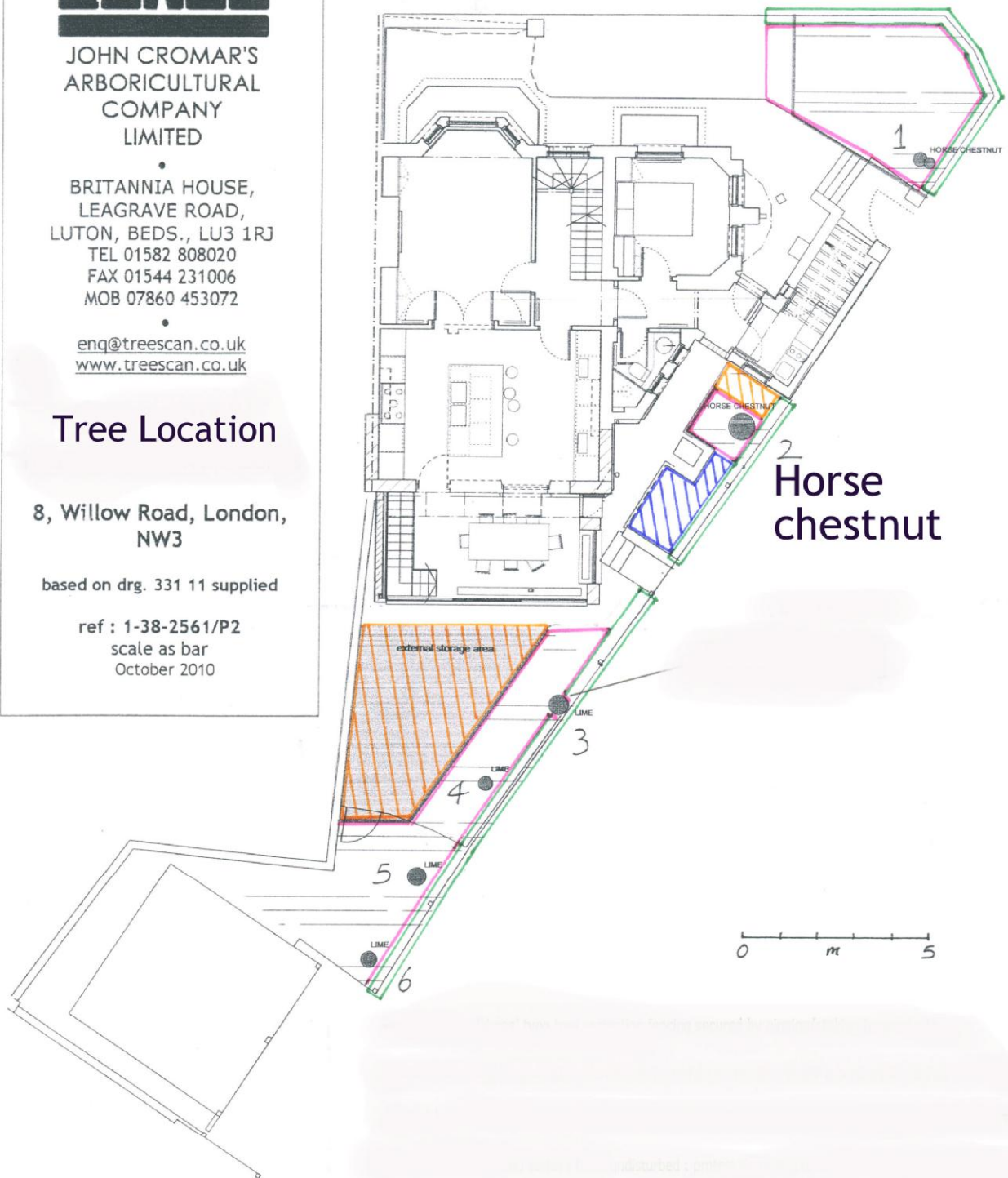
enq@treescan.co.uk
www.treescan.co.uk

Tree Location

8, Willow Road, London,
NW3

based on drg. 331 11 supplied

ref : 1-38-2561/P2
scale as bar
October 2010



project **WILLOW ROAD**
drawing **PROPOSED_** site utilisation and tree protection
scale & size **1:100 @ A3**
date **AUGUST 2010** drawn by **PdA** checked by **PdA**

331 11

rev

BAYNESANDMITCHELLARCHITECTS

Baynes and Mitchell Architects Ltd. Company Registration Number 6884991 (England & Wales)

FIFTH FLOOR
60 NEWMAN STREET
LONDON W1T 3EE
020 7631 5332
info@baynesandmitchell.co.uk
www.baynesandmitchell.co.uk