

23 January 2012

Our Ref: 47330/Park Village Productions Ltd

Mr Tom Little
Tree and Landscape Officer
Regeneration and Planning
Culture and Environment
London Borough of Camden
Town Hall Extension (Culture and Environment)
Argyle Street
London WC1H 8EQ



4 THE COURTYARDS

PHOENIX SQUARE

SEVERALLS PARK

WYN COLLS ROAD

COLCHESTER

ESSEX CO4 9PE

Tel 01206 751626/751632

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Dear Mr Little,

Conservation Area Notification to

1] Remove 1 x Cypress

2] Remove 1 x Eucalyptus

At Park Village Productions Ltd, 1 Park Village East, Regents Park, London NW1 7PX

I write in reference to our site meeting held between Camden Council; OCA; the policyholder and the Loss Adjuster for the insurer of the building(Chubb) also in late October 2011. I confirm that OCA are the arboriculturists appointed on behalf of property insurers of the above address.

It is the view of chartered engineers appointed to investigate damage that the main building of the above property complex has suffered differential movement and subsequent damage consistent with tree related clay shrinkage subsidence.

Further to discussions with the Crawford case Engineer who is assessing the required remedial structural works for the TV studio premises, we are of the opinion that it is preferable to remove the implicated trees. This is because retaining the trees and implementing an engineered solution cannot happen without having serious effect on their root systems which are influencing the structure of the damaged building.

Everyone understands the value of a proportionate and sequential approach to mitigation because the roots that have been found underside of foundation are those of the Plane trees. There has been an informal recognition among those who met on site that it is likely to be preferable for insurers to first ask to remove the two smaller trees; to then continue level monitoring and only after a review come to a decision on a further Notification in respect of the two Plane trees.

The submission to LB Camden would consist of a formal notification under Conservation Area Regulations of our intention to remove the trees as mentioned above which we believe are not protected under any Tree Preservation Order.

Whilst insurers have no requirement to submit prescribed levels of supporting evidence in relation to a Conservation Area notification we are enclosing copies of relevant technical reports, in the attached Appendices, as itemised below :

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1. A site plan, survey tables and photographs which locates vegetation that is the subject of this notification.
2. Level and crack monitoring readings from February 2011 on going.
3. Engineers Reports dated 15 November 2010 and 11 March 2011.
4. Mat Lab site investigation report dated 15 February 2011
5. Mat Lab laboratory report dated 18 February 2011
6. The Crown Estates licence setting out the terms under which the Crown Estates would support tree removal

We need to demonstrate, and once the smaller trees have been removed, from the evidence detailed above, two tests in line with current case law that show:

1. **Tree roots were present underside of foundations:**
 - Positive *Platanus* spp root ID
 - Level Monitoring showing foundation movement
2. **Damage to the insured's property has resulted from tree related subsidence:**
 - History and timing of damage indicates it is tree root induced movement
 - Pattern of damage relative to the trees and mechanism of movement implicates the itemised tree species

Please accept this letter as our request to the Crown Estates for a licence to submit a formal notification to undertake the works detailed below to LB Camden:

Tree Number (as per OCA plan)	Common name	Specification
T3	Cypress	Fell to ground level and grind stump
T4,	Eucalyptus	Fell to ground level and grind stump

Reasons for this notification:

1. The above tree works are proposed as a remedy to the differential foundation movement at the above address and to ensure the long-term stability of the building.
2. The above tree works are proposed to limit the extent and need for expensive and disruptive engineering repair works.
3. The above tree works are proposed to limit the duration of any claim period and, therefore, allow the landowner his right to the peaceful enjoyment of his property.
4. It is the case that an alternative to felling T3 & T4, such as pruning or significant pollarding of the trees, would not provide a reliable or sustainable remedy in this case.
5. We do not consider that any other potential means of mitigation, such as root barriers, would be effective or appropriate in the circumstances.
6. Estimated repair costs will vary considerably depending upon whether the trees can be removed or have to remain.

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Insurers have no requirement to offer replacement planting in the circumstances of this notification being within a Conservation Area but as discussed with the various parties the Loss Adjusters for the insurers are not unaware of the significance of the proposal in landscape terms.

A replacement planting scheme is seen as integral to this notification and could be accommodated if there was some latitude in discussions on choice of species. Any new trees would be offered on an entirely voluntary basis.

This notification commences a two stage process: phase 1 is the formal submission to the Council under the Conservation Regulations for the Council's agreement to remove the two smaller trees. This will be followed by continued level monitoring.

Yours sincerely,

Margaret MacQueen BSc CBiol MSB MICFor CEnv MAE
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Cc

Matt Dellar Crawfords
Tom Webb Park Village Productions