



Planning Services
Camden Town Hall
Argyle Street
London WC1H 8EQ

Email (enquiries only): env.devcon@camden.gov.uk

Telephone

Fax

020 7974 5713

: 020 7974 1911

Date Payee App No.

For office use

Fee

Application for tree works: works to trees subject to a tree preservation order (TPO) and/or notification of proposed works to trees in a conservation area.

Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink.

You must use this form if you are applying for work to trees protected by a tree preservation order (TPO). (You may also use it to give notice of works to trees in a conservation area).

It is important that you read the accompanying guidance notes before filling in the form. Without the correct information, your application / notice cannot proceed.

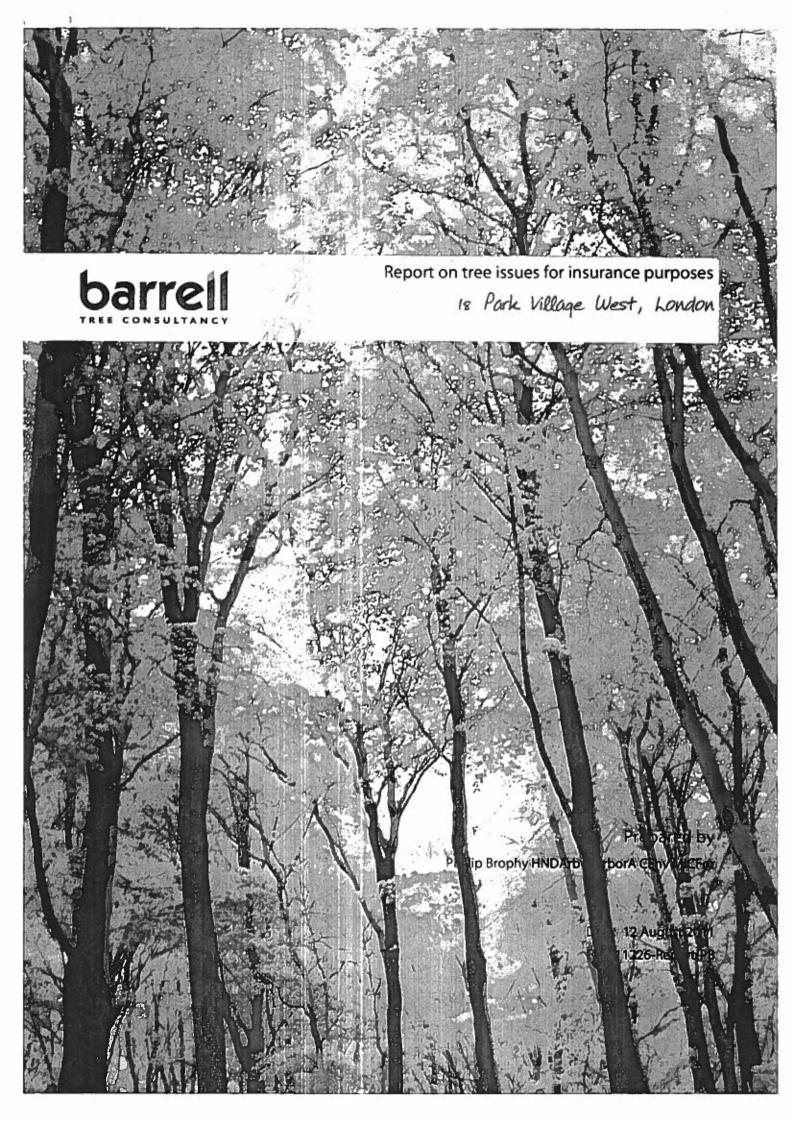
1. Applica	nnt Name and Address	2. Agent Name and Address
Title:	First name:	Title: First name: Simon
Last name:		Last name: Wright,
Company (optional):		Company (optional):
Unit:	House number: 18 House suffix:	Unit: House number: 155 House suffix:
House name:		House makepeace mansions
Address 1:	Park village West	Address 1: makepeace Avenue.
Address 2:	London.	Address 2:
Address 3:		Address 3:
Town:		Town:
County:		County:
Country:		Country:
Postcode:	RECEIVED	Postcode: N66ES.
-10	17 TAM 2012	010/2001
	Culture & Environment	1 1 1 ())))]]

3. Trees Location If all trees stand at the address shown in Question 1, go to Question 4. Otherwise, please provide the full address/location of the site where the tree(s) stand (including full postcode where available)	4. Trees Ownership Is the applicant the owner of the tree(s): If 'No' please provide the address of the owner (if known and if different from the trees location)
Unit: House 18 House suffix:	Title: First name: Last name:
House name:	Company (optional):
Address 1: Park Village west	House House
Address 2:	House number: suffix:
Address 3:	name: Address 1:
Town:	Address 2:
County:	Address 3:
Postcode (if known):	Town:
If the location is unclear or there is not a full postal address, either describe as clearly as possible where it is (for example, 'Land to the	County:
rear of 12 to 18 High Street' or 'Woodland adjoining Elm Road') or provide an Ordnance Survey grid reference:	Country:
Description:	Postcode:
	Telephone numbers Extension
	Country code: National number: number:
	Country code: Mobile number (optional):
	wobile flumber (optional).
	Country code: Fax number (optional):
	Email address (optional):
5. What Are You Applying For?	6. Tree Preservation Order Details
Are you seeking consent for works to tree(s) Yes No subject to a TPO? Are you wishing to carry out works to tree(s) Yes No in a conservation area?	If you know which TPO protects the tree(s), enter its title or number below.
7. Identification Of Tree(s) And Description Of Works Please identify the tree(s) and provide a full and clear specification of necessary. You might find it useful to contact an arborist (tree surge protected by a TPO, please number them as shown in the First Scheryour sketch plan (see guidance notes). Please provide the following information below: tree species (and to trees are protected by a TPO you must also provide reasons for the splanting replacement trees (including quantity, species, position and E.g. Oak (T3) - fell because of excessive shading and low amenity value.	on) for help with defining appropriate work. Where trees are dule to the TPO where this is available. Use the same numbers on the number used on the sketch plan) and description of works. Where work and, where trees are being felled, please give your proposals for d size) or reasons for not wanting to replant.
T3 on PDF Submitted. To	ree to he removed.

Identification Of Tree(s) And Description Of Works continued		
. Trees - Additional Information		
dditional information may be attached to electronic communications or provided separa	tely in paper 1	ormat.
or all trees		
sketch plan clearly showing the position of trees listed in Question 7 must be provided when a a TPO. A sketch plan is also advised when notifying the LPA of works to trees in a conservation	pplying for wo n area (see gui	rks to trees covered dance notes).
would also be helpful if you provided details of any advice given on site by an LPA officer.		
or works to trees covered by a TPO ease indicate whether the reasons for carrying out the proposed works include any of the follow ust be accompanied by the necessary evidence to support your proposals. (See guidance note	wing. If so, you s for further de	ur application etails)
 Condition of the tree(s) - e.g. it is diseased or you have fears that it might break or fall: If YES, you are required to provide written arboricultural advice or other diagnostic information from an appropriate expert. 	Yes	TT/No
2. Alleged damage to property - e.g. subsidence or damage to drains or drives.	N Yes	□No
If YES, you are required to provide for: Subsidence	IV TES	17 110
A report by an engineer or surveyor, to include a description of damage, vegetati and repair proposals. Also a report from an arboriculturist to support the tree wo		g data, soil, roots
Other structural damage (e.g. drains, walls and hard surfaces) Written technical evidence from an appropriate expert, including description of c	damage and po	ossi bl e solutions.
ocuments and plans (for any tree) The you providing separate information (e.g. an additional schedule of work for Question 7)?	Yes	I_ No
		(-
YES, please provide the reference numbers of plans, documents, professional reports, photogra they are being provided separately from this form, please detail how they are being submitted.		port of your applicatio
PDF Enclosed.		

6 (15)				
9. Authority Employee / Member With respect to the Authority, I am: (a) a member of staff (b) an elected member (c) related to a member of staff (b) an elected member (d) related to an elected member If Yes, please provide details of the name, relationship and role	Do any of these statements apply to you? Yes No			
10. Application For Tree Works - Checklist				
Only one copy of the application form and additional information (Question 8) is required. Please use the guidance and this checklist to make sure that this form has been completed correctly and that all relevant information is submitted. Please note that failure to supply precise and detailed information may result in your application being rejected or delayed. You do not need to fill out this section, but it may help you to submit a valid form.				
Sketch Plan				
A sketch plan showing the location of all trees (see Question	8)			
For all trees (see Question 7)				
 Clear identification of the trees concerned 				
 A full and clear specification of the works to be carried out 	\square			
For works to trees protected by a TPO (see Question 7)				
Have you:				
stated reasons for the proposed works?				
 provided evidence in support of the stated reasons? in partic 	cular:			
 if your reasons relate to the condition of the tree(s) - wr 				
 appropriate expert if you are alleging subsidence damage - a report by an a 	appropriate engineer or surveyor			
and one from an arboriculturist.				
 in respect of other structural damage - written technica 	revidence			
 included all other information listed in Question 8? 	$ otin \Box$			
11. Declaration - Trees I/we hereby apply for consent/give notice for tree work as described in	a this form and the appropriate plane and additional information			
	Or signed - Agent:			
Date (DD/MM/YYYY): (This date must not be before the date				
16/01/12 (This date must not be before the date of sending or hand-delivery of the form)				
12. Applicant Contact Details	12 Amont Contact Details			
	13. Agent Contact Details			
Telephone numbers Extension	Telephone numbers Extension			
Country code: National number: number:	Country code: National number: number:			
Country code: Mobile number (optional):	Country code: Mobile number (optional):			
Country code: Fax number (optional):	07708 797514			
Tax number (optional).	Country code: Fax number (optional):			
Email address (optional): Email address (optional):				
simon@urbanforester.co.uk				
<u></u>	- This is a start of the start			

Electronic communication - If you submit this form by fax or e-mail the LPA may communicate with you in the same manner. (Please see guidance notes)





1 INTRODUCTION

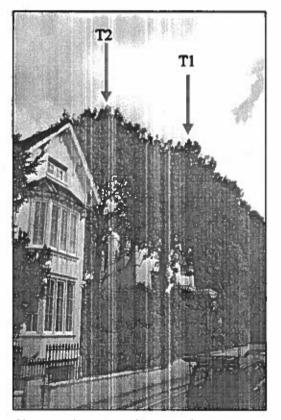
- 1.1 Instruction: I am instructed by Mr Martin Stoller to provide a preliminary tree report relating to the significant trees within influencing distance of the buildings and lighter structures such as walls, hard surfacing and drains at 18 Park Village West, London.
- 1.2 Scope of this report: My survey of the trees, the soils and any other factors is of a preliminary nature. This report includes an assessment of the above ground portions of the trees and provides recommendations on any necessary works to establish acceptable levels of safety relating to these parts. It also includes an assessment of the potential of the trees to cause damage through root activity. Whilst I attempted to obtain samples of the sub soil at two separate locations within the garden I was unable to collect or retain any viable samples due to the heavily stoned and disturbed nature of the soil. I did not inspect drain runs in any detail.
- 1.3 Additional information: During the initial interactions prior to our instruction, we requested that if you or your advisors have at your disposal any information to suggest that the property has in the past, or is now suffering any defect, then we should be advised in writing and it should be released to me as the appointed arboricultural consultant prior to the completion of the report. You provided me with no such information up to the time of writing this report. You did not advise me of the type of subsoil and did not request detailed site investigations at this stage.
- 1.4 Qualifications and experience: This report is based on my site observations and the provided information, interpreted in the context of my experience. I have experience and qualifications in arboriculture, and enclose a summary in Appendix 1.

2 SITE VISIT AND COLLECTION OF DATA

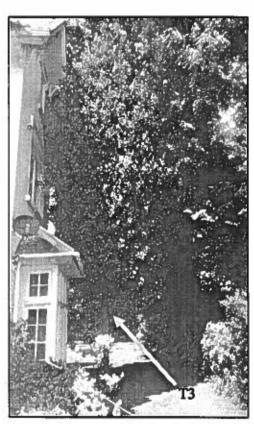
2.1 Site visit: I visited the site on 8 August 2011. All my observations were from ground level without detailed investigations and I estimated all dimensions unless otherwise indicated. I did not have access to trees on other private properties and have confined observations of them to what was visible from within the property. The weather at the time of inspection was clear, still and dry, with good visibility.



2.2 Brief site description: Park Village West is a residential road located close to the centre of Camden. The general nature of the locality is one of medium density, residential and the property is typical of others in the vicinity. Number 18 dates from the 1820s with evidence of later century additions, and consists of a large town house with a significant basement element. The property has white rendered elevations that retain key architectural features such as architrave sash windows. The property has a large garden area set to its northern aspect that is accessible from a series of steps rising from the public footpath. The garden is mainly laid to lawn around the edges of which are mature areas of shrub planting. At the western end of the garden the ground rises again to a hard landscaped seating area. The garden contains several mature and maturing trees that are predominately located towards the edges of the garden interspersed with a range of mature shrubs.



Photograph 1: View of property from eastern side of Park Village West. Trees 1 and 2 (indicated by green arrows) can be seen to the north of the property.



Photograph 2: View from within rear garden area. Tree 3 (indicated by yellow arrow) can be seen to the side of the building.

2.3 Location and general observations on the relevant trees: I have illustrated the approximate locations of the trees I inspected on sketch plan SK1 included as Appendix 2. This plan is for illustrative purposes only and no measurements should



be taken from it. I visually inspected these trees and recorded my brief observations along with work recommendations in the schedule included as Appendix 3.

- Collection of basic data on trees: I inspected each tree and have indicated the numbering on sketch plan SK1 in Appendix 2. For each tree, I collected relevant information and include it with more detailed explanatory notes in the tree schedule in Appendix 3. I stress that my inspection was of a preliminary nature and did not involve any climbing or detailed investigation beyond what was visible from accessible points at ground level.
- 2.5 General observations on the soil: I assessed the soil on site to a depth of 0.25m using a hand auger. This shallow depth of assessment resulted directly from the stony and disturbed nature of the soil at both the locations selected within the garden (locations indicated on sketch plan SK1). My investigation of the extracted material was that it appeared to predominantly consist of a sandy gravel aggregate with a low clay content. However, based on my previous experience of soil type within this area of London, I would expect that the natural undisturbed subsoil is likely to be of a predominately clay type. As such a sub soil with a high plasticity limit coupled with a potential for volumetric change (arising from variations in soil moisture), should be anticipated as being present below the level of encountered disturbance.

3 APPRAISAL

- 3.1 Summary of how tree roots can influence structures: Tree roots can influence and cause damage to structures through the following mechanisms:
 - Root growth: As tree roots grow in size, they will exert forces on anything they touch, which can cause damage if they come into direct physical contact with structures. However, there is a biological limit to how much pressure can be exerted through cell division and expansion, which means that only light structures such as hard surfacing, drains, small walls and small buildings can be damaged by this mechanism. Roots do not have the capacity to lift heavier structures such as substantial garages or houses, and will distort or stop growing before they can exert sufficient pressure to cause damage. It is worth remembering that the forces required to displace even substantial structures sideways can be much less than to lift the same structure vertically, so roots have a surprising potential to cause lateral displace damage. Damage to susceptible structures can occur on any type of soil and at any distance from the trunk that



roots can reach. Damage caused by this mechanism will typically be progressive, with the degree of distortion gradually increasing over time.

- Transmission of trunk movements through large roots: Where large structural roots touch a structure, it is possible for trunk movements to be directly transmitted through those roots and to cause damage. This is unusual and can only occur with large trees, typically greater than 50cm diameter (at 1.5m above ground level) and tall enough to sway significantly in the wind. As structural roots usually rapidly decrease in size beyond the trunk, this damage mechanism is only possible if the tree is very close to the structure, i.e. within 1–2m.
- Displacement of the rootball: Trees can blow over in severe storms, displacing a
 significant rootball, which includes larger roots and much of the soil volume they
 encompass. If this rootball is in contact with a structure, its displacement can
 cause damage. This damage mechanism is unusual and can only occur where
 large trees are very close to structures.
- Shrinking of supporting soil: Clay soil changes in volume as its moisture content changes. Tree roots have the ability to rapidly extract water from such soils down to depths of 3-4m and sometimes deeper in the most extreme cases. This influence can extend as far from the tree as the roots can spread. A tree's capacity to exert this influence is affected by its ability to grow roots at depth and will vary with species. Oak, elm, cypresses, poplars and willows are noted as the most common species involved in damage by this mechanism. If a structure is relying on this soil for support, then these moisture related movements can reduce that support and cause damage if the building is not designed to cope with these conditions. For damage to occur, there has to be a shrinkable clay soil, tree roots have to be present beneath the structure, there has to be restricted water input into the soil (either a drought or some physical obstruction such as surfacing) and the structure has to be unable to withstand the conditions. Damage caused by this mechanism will typically be cyclical, with the degree of distortion fluctuating between summer and winter as the moisture content of the soil varies.



- 3.2 Indirect root influences: My investigations did not reveal the true nature of the subsoil but indicated that the upper layers of soil are highly disturbed and variable. The closest trees (trees 1, 2 and 3), are large enough to be having an influence on the building, and specifically it is pertinent to note that trees 1 and 2 have the potential to grow much larger. In situations such as these where no damage has occurred, tree management is normally an accepted and effective means of reducing the risk of future damage occurring.
- 3.3 Direct root influences: From my observations, tree 3 is close enough to cause direct damage to the property. Additionally, tree 1 has the potential to damage the adjacent boundary wall in the future if allowed to grow unchecked. Trees 4 and 5 are located close to the western garden boundary wall but their advanced maturity and limited future growth potential means it they are unlikely to pose a significant risk to this structure in the future.
- 3.4 Damage from trunks and branches: There is a low risk of damage through falling trunks or branches at the moment. The branches from tree 3 are very close and in several areas touch the northern elevations of the building. Whilst this situation is not causing an overt inconvenience or structural risk it is likely to worsen if no action is taken.



4 RECOMMENDATIONS

4.1 Present requirements: The works required to establish acceptable levels of safety for the property at the moment are listed as Category 1 and should be carried out within the time scale indicated. If the homeowner undertakes these works within the specified time limit, there are no arboricultural reasons why insurance cover should be refused for this property. Category 2 works are advisory to establish high levels of arboricultural management to the existing trees and are not necessary for immediate insurance related purposes. These works are listed in Table 1 below:

Table 1: Schedule of tree works

Tree No	Work description	Time scale	Category
1	Reduce/shape by 1–2m and keep pruned on a regular basis to prevent exceeding the present size	Every two years	1
2	Keep pruned to prevent exceeding present size	Regularly	1
3	Fell	Within 6 months	1
4	Keep pruned to prevent exceeding present size	As required	2
5	Keep pruned to prevent exceeding present size As required		2
6	Keep pruned to prevent exceeding present size	Regularly	2

- 4.2 Implementation of works: I advise that the work be carried out by a contractor from the local authority list and preferably one approved by the Arboricultural Association. Their Register of Contractors is available free from Ullenwood Court, Ullenwood, Cheltenham, Glos GL53 9QS; phone 01242 522152; website www.trees.org.uk. The contractor should carry out all tree works to BS 3998 Recommendations for Tree Work as modified by research that is more recent.
- 4.3 Future considerations: It is prudent for homeowners to regularly check their trees and seek the advice of a qualified arboriculturist if they observe any obvious problems. Homeowners should always promptly investigate the appearance of any building defect. If vegetation is implicated, early removal or pruning may stabilise the situation. Always contact a qualified structural engineer or arboriculturist before considering tree removal.



5 OTHER CONSIDERATIONS

- Trees subject to statutory controls: Whilst I have not checked if any these trees are included within a specific a tree preservation order I am aware that the property (and indeed the adjacent property to the north), is located in Regents Park conservation area. As such it will be necessary to consult the local authority before any pruning works other than certain exemptions can be carried out. The works specified above are necessary for reasonable management and should be acceptable to the local authority. However, they may take an alternative point of view and have the option to object to and restrict works from being undertaken.
- Trees outside the property: Tree 2 is located in the garden of the adjacent property to the north, and is effectively out of the control of the owner of 18 Park Village West. As such it will not be possible to carry out the recommended works without the full cooperation of the tree owner. The implications of non co-operation require legal interpretation and are beyond the scope of this report. Contact with the tree owner should be made to ensure that they are fully aware of the specific management recommendations set out for this tree.

Phillip Brophy HNDArb MArborA CEnv MICFor



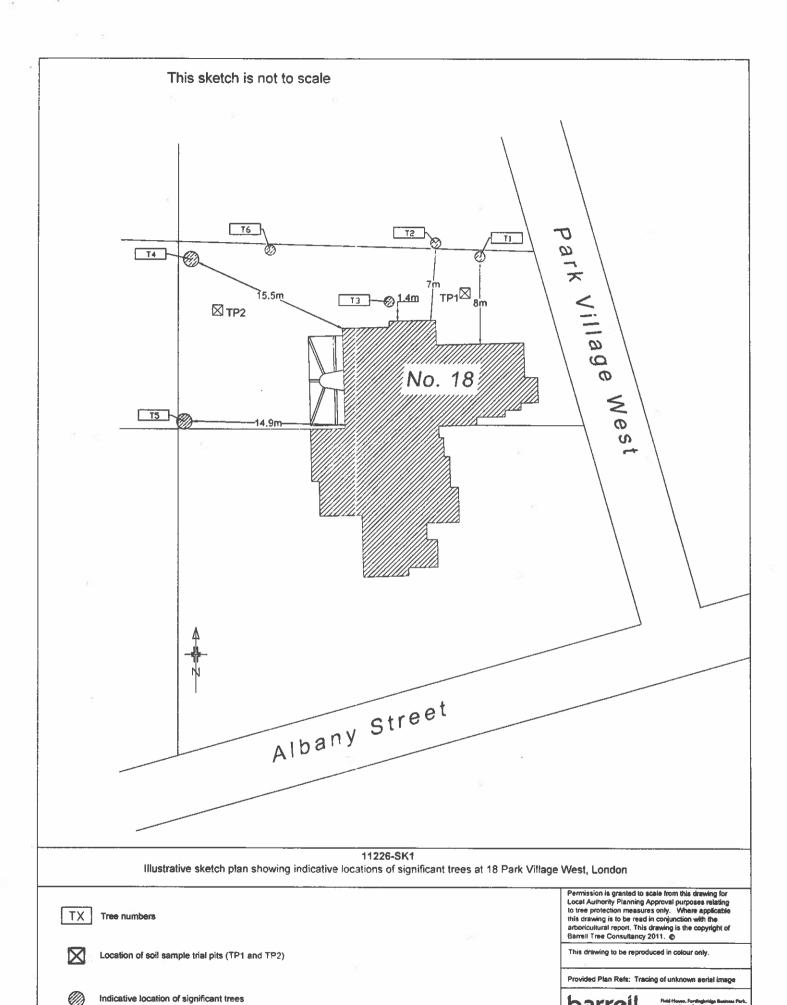
Appendix 1: Brief qualifications and experience of Phil Brophy

- 1 Qualifications: I am a Chartered Environmentalist and hold the Higher National Diploma in Arboriculture obtained from the University of Central Lancashire, hosted by Myerscough Agricultural College. I am also a professional member and Registered Consultant of the Arboricultural Association.
- Career experience: I have been working in arboriculture since 1993. My first post was as an arborist with the FA Bartlett Tree Expert Co in the USA, undertaken as work experience in a placement year whilst studying. On completion of my qualification, I joined Southern Tree Surgeons, a national arboricultural contracting company. My first experience of public sector arboriculture was at Leicester City Council in 1997 as tree inspector for the Highway Authority. In this post, I played a key role in the establishment of a citywide policy for sustainable tree management. In 1999, I moved to Stratford-upon-Avon District Council as assistant arboricultural officer working within a specialist heritage and design team. In that post, I gained valuable experience in the administration of tree related statutory controls against the backdrop of a rural landscape with a myriad of social economic pressures. In 2001, I took the post of senior arboriculturist for Cherwell District Council. In August 2003, I moved to New Forest District Council as an Arboricultural Officer.
- 3 Continuing professional development: As well holding Professional Membership of the Arboricultural Association, I ensure that I keep professionally current through subscription to the Arboricultural Advisory and Information Service and by regular attendance at seminars and conferences.



Appendix 2: Sketch plan SK1 (Not to scale) illustrating tree numbering and approximate locations

Content 1 A3 plan (unscaled)





Appendix 3: Tree schedule and explanatory notes

Comments	Historical crown reduction/topping operation	Historic crown reduction. Located within adjacent garden to north.	Located very close to building and canopy does conflict with elevations	Foliage damage from leaf minor and upper canopy area slightly suppressed by canopy of tree 5	Some history of selective reduction to eastern canopy	Mature multi stemmed tree
Distance to structures (m)	®	7	2.1 (building) 1.4 (bay/patio doors)	11.2 (basement extent) 15.5 (building)	12 (basement extent) 14.9 (building)	5 (basement extent)
Location	Garden (northern boundary)	Garden (northern boundary)	Garden	Garden 11.2 (basement (northwestern corner) 15.5 (building)	Garden (western boundary)	Garden (northern boundary)
Vigour	Z	Z	2	z	z	z
Maturity	Maturing	Maturing	Mature	Mature	Mature	Mature
Crown radius (m)	4	4	3	9	12	3
Trunk diameter (cm)	45	\$	30	95	150	30 (basal)
Height (m)	<u>E</u>	91	10	18	26	8
Species	Sycamore	Ash	Вау	Horse chestnut	Plane	Purple plum
Tree No	-	2	m	4	2	9



Appendix 3: Tree schedule and explanatory notes

Explanatory Notes

Botanical tree names:

Ash : Fraxinus excelsior Bay : Laurus nobilis

Horse chestnut : Aesculus hippocastanum

Plane sp : Platanus sp

Purple plum : Prunus cerasifera 'Nigra' / 'Pissardii'

Sycamore : Acer pseudoplatanus

- Site limitations: Where there is restricted access to the base of a tree, its attributes are assessed from the nearest point of access. Climbing inspections are not carried out during a walkover tree survey and, if heavy ivy is present, tree condition is assessed from what can be seen from the ground. A separate note is recorded if further investigation may be required to clarify its status.
- Dimensions: All dimensions are estimated unless annotated with a '*'.
- Species: Species identification is based on visual observations. Where there is some doubt over tree identity, sp is noted after the genus name to indicate that the species cannot be reliably identified at the time of the survey. Where there is more than one species in a group, only the most frequent are noted and not all the species present may be listed.
- Height: Height is estimated to provide a broad indication of the size of the tree.
- Trunk diameter: Trunk diameter is estimated or measured and recorded in centimetres. It is measured with a diameter tape unless access is restricted, direct measurement is not possible because of ivy on the trunk or the tree is assessed as poor quality. Where diameter is estimated, it is recorded in 5cm increments. For trees with a single trunk, it is taken at 1.5m above ground level. Where trees have multiple stems, it is taken immediately above the root flare.
- Crown radius: The maximum crown spread from the centre of the trunk to the tips of the live lateral branches is estimated to give a broad indication of crown size.
- Maturity: Tree maturity provides a quick indication of the life stage of the tree. It is assessed as young, maturing, mature, over-mature and veteran. These definitions are simplistic and only relate to the life expectancy, without any consideration of safety or nuisance issues.
- Vigour: Low = low vigour and declining growth: Normal = normal vigour and growth; High = high vigour and exceptional growth.
- Location: This is either on the subject property, off the property or unknown.
- Distance to structures: This is generally estimated and intended as an indication rather than a precise measurement unless otherwise indicated.
- Comments: Only relevant features relating to physiological or structural condition that are relevant to future management are recorded.

