

**Our Ref: 46485**

**Statement of Reasons for Tree Preservation Order Application to  
fell the Black Poplar tree T3 at:  
Sussex House 14-16 Glenilla Road, London NW3 4AR**

**TPO Order - C973 2011**

1. The above tree works are proposed as a remedy to the differential foundation movement at the insured property 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 at the insured property. In this instance the estimated repair costs are likely to vary between **£8,000** and **£24,000**, depending upon whether the tree can be removed or have to remain.
3. The above tree works are proposed to limit the duration of any claim period and therefore allow the landowner their right to the peaceful enjoyment of their property.
4. It is the case that an alternative to felling such as pruning or significant 'pollarding' of the tree would not provide a reliable or sustainable remedy to the subsidence in this case. We do not consider that any other potential means of mitigation, including root barriers, would be effective or appropriate in the circumstances.
5. I consider that in this specific instance the planting of a container grown Silver Birch tree of 10-12cm stem diameter, at a location in the front garden of the above (at a distance of no closer than 9m to any property), would be a suitable replacement.

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