







David P. Connolly

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Fellow of The Royal Institution of Chartered Surveyors

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Member of The Expert Witness Institute

Our Ref. DPC/KG/10-102c

Camden Council
c/o Mr N Thompson
The Coach House
12 Upper Park Road
Belsize Park
London NW3 2UP

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West Wickham, Kent BR4 0AB
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7th September 2010

Dear Sirs,

RE: THE COACH HOUSE, 12 UPPER PARK ROAD, BELSIZE PARK NW3

I have been advising Mr Noel Thompson of the above address in relation to works required at his property.

On inspecting the property I was concerned to note a large fracture to the party wall and also some fracturing to the garden wall in the front.

I advised him that the property being constructed upon clay is bound to be affected by movement if there are tree roots present which extract moisture from the sub-soil causing the clay to shrink.

His and my concern is that there is a large tree in the front garden which is understood to be a *Prunus Pissardi*. Being only 3.5m away from the house and from the picture you can see the tree is fairly substantial, its roots are undoubtedly beneath the front of the building.

The roots of this tree in my opinion are causing the clay to shrink and allowing the property to be affected by subsidence.

The fracture has been found to have worsened over the last few months which is consistent with that prognosis.

In my opinion the only solution would be to remove the tree other than total underpinning of the property. Insurers in my experience are not willing to pay for underpinning when a simple solution is available of removing the tree.

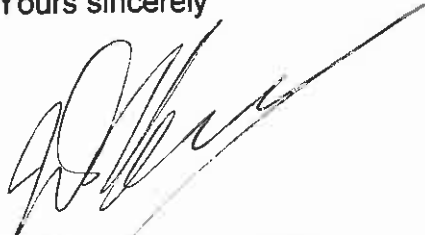
I understand however that the tree may be protected and I am therefore writing this on behalf of my client to request your re-consideration of the situation and remove the protection in order for the tree to be removed thus preventing more structural damage from occurring to the building.

If the tree remains in position then the fracturing although it will close in the winter, will re-open again next summer and will continue on that progress for the future and in my experience the fractures never fully close each year but gradually get worse and worse.

The other concern of course is that as the tree grows and the roots extend it could well begin to affect the substantial house attached to the Coach House, the adjoining house being some four storeys tall and a period property. If this does start to be affected as well then there will be more serious implications.

I trust this will assist you in considering the situation.

Yours sincerely

A handwritten signature in black ink, appearing to read 'D. Connolly', with a long, sweeping horizontal stroke extending to the right.

DAVID P. CONNOLLY FRICS FCI Arb MEWI
Chartered Surveyor

Noel & Grazina Thompson
The Coach House
12 Upper Park Road
London NW3 2UP
07715558973

F.A.O Tom Little
Urban Design & Renewal
Service Planning
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

By email only

09 September 2010

Dear Tom,

Re: Application ref 2010/3934/T
The Coach House, 12 Upper Park Road, London, NW3 2UP

We refer to the above application to fell a Prunus Pissardi at the front of our property, made on our behalf by G&R Tree Surgeons and your response to the application.

Within your letter objecting to the application it was noted that no valid reason had been given to fell the tree. Upon checking with G&R Tree Surgeons we discovered that indeed no reasons were given despite the fact that G&R Tree Surgeons were told that the reason for our wish to fell the tree was damage that is being caused to our property by the said tree.

We should be grateful if you would reconsider our application in the light of this information. We enclose a supporting letter from a Structural Surveyor who inspected our property and advised us that the cracks within our property are most likely being caused by the tree. We also enclose photographs of the cracks for your consideration.

We would also gladly show a member of your team some internal cracks if another site visit was needed.

Yours sincerely,

Noel & Grazina Thompson