

Camden London Borough
Conservation and Urban Design
6th Floor
The Town Hall Extension
Argyle Street
London, WC1H 8ND

CA
26/6/10

17/02/2010

Our Ref: TS17653

Dear Sir/Madam,

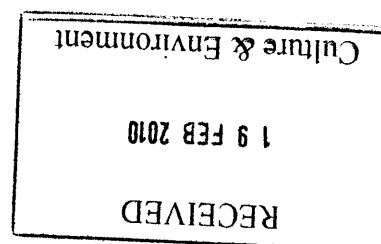
Ref: Section 211 Notification of Proposed Tree Works Within a Conservation Area:

8 Lindfield Gardens, London, NW3 6PU

Please find enclosed a 2nd application to undertake works to protected trees at the above address. This is for some additional tree works our client would like to undertake. Our application is subject to the conditions detailed within the Town & Country Planning Act 1990 (Trees) regulations 1999.

Yours faithfully,

A. Pearce
Tree Surgery Department
Marishal Thompson & Co.



Enc.

Leamington Spa • Borehamwood • Epsom • Newcastle • Bangor • Bristol • Thirsk • Leeds

Marishal Thompson Group

Subsidence Mitigation Unit



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**SECTION 211 NOTIFICATION OF PROPOSED TREEWORKS WITHIN
A CONSERVATION AREA**

Under the requirements of Part VIII of the Town & Country Planning Act 1990 ("the Act"), and the Town & Country Planning (Trees) Regulations 1999, we hereby give due notice of vegetation management works within a conservation area.

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Consent Application (including details of proposed works)

Supporting Technical Data

Appendix 1	Completed LA Application Form
Appendix 2	Details of Proposed Works
Appendix 3	Arboricultural Report – Marishal Thompson Group

APPENDIX 1

Completed LA Application Form

Planning Services
Camden Town Hall
Argyle Street
London WC1H 8EQ

Email (enquiries only): env.devcon@camden.gov.uk
Telephone : 020 7974 1911
Fax : 020 7974 5713

For office use
Date
Payee
App. No. 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**

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.

1. Applicant Name, Address and Contact Details

Title:	<input type="text" value="Mrs"/>	First name:	<input type="text" value="Ashely"/>	Surname:	<input type="text" value="Pearce"/>
Company name	<input type="text" value="Marishal Thompson"/>				
Street address:	<input type="text" value="6G Greensfield Court"/>			Country Code	<input type="text" value="08702 416 180"/>
	<input type="text"/>			Telephone number:	<input type="text" value="212"/>
	<input type="text"/>			Mobile number:	<input type="text"/>
Town/City	<input type="text" value="Alnwick"/>			Fax number:	<input type="text" value="08702 414 339"/>
County:	<input type="text" value="Northumberland"/>			Email address:	<input type="text" value="ashley.pearce@marishalthompson.co.uk"/>
Country:	<input type="text"/>				
Postcode:	<input type="text" value="NE66 2DE"/>				

Are you an agent acting on behalf of the applicant? ☐ Yes ☒ No

2. Agent Name, Address and Contact Details

No Agent details were submitted for this application

3. Trees Location

Please provide the address of the site where the tree(s) stands (full address if possible):

House:	<input type="text" value="8"/>	Suffix:	<input type="text"/>	Description:
House name:	<input type="text"/>			
Street address:	<input type="text" value="LINDFIELD GARDENS"/>			
	<input type="text"/>			
Town/City:	<input type="text" value="LONDON"/>			
County:	<input type="text"/>			
Postcode:	<input type="text" value="NW3 6PU"/>			

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 rear of 12 to 18 High Street' or 'Woodland adjoining Elm Road') or provide an Ordnance Survey grid reference:

4. Trees Ownership

Is the applicant the owner of the tree(s)?

☐ Yes ☒ No

If No, please provide the address of the owner (if known and if different from the tree location):

Title:	Mrs	First name:	K	Surname:	Colleran
Company name:					
House Name:					
Street Address:	Lindfield Gardens			Telephone number:	
				Mobile number:	
Town/City:	London			Fax number:	
County:				Email address:	
Country:					
Postcode:	NW3 6PU				

5. What Are You Applying For?

Are you seeking consent for works to a tree(s) subject to a TPO?

☐ Yes ☒ No

Are you wishing to carry out works to tree(s) in a conservation area?

☒ Yes ☐ No

6. Tree Preservation Order Details

If you know which TPO protects the tree(s) enter its title or number below

N/a

7. Identification Of Tree(s) And Description Of Works

Please identify the tree(s) and provide a full and clear specification of the works you want to carry out. Continue on a separate sheet if necessary. You might find it useful to contact an arborist (tree surgeon) for help with defining appropriate work. Where trees are protected by a TPO, please number them as shown in the First Schedule to the TPO where this is available. Use the same numbers on your sketch plan (see guidance notes).

Please provide the following information below : tree species (and the number used on the sketch plan) and description of works. Where trees are protected by a TPO you must also provide reasons for the work and, where trees are being felled, please give your proposals for planting replacement trees (including quantity, species, position and size) or reasons for not wanting to replant.

E.g. Oak (T3) - fell because of excessive shading and low amenity value. Replant with 1 standard ash in the same place.

The trees identified for remedial works have been implicated as future risk factors in subsidence damage related to clay shrinkage.
Please see 'Details of Proposed Works' for vegetation species, location and proposed works.

8. Trees - Additional Information

For all trees

A sketch plan clearly showing the position of trees listed in Question 7 must be provided when applying for works to trees covered by a TPO. A sketch plan is also advised when notifying the LPA of works to trees in a conservation area (see guidance notes). It would also be helpful if you provided details of any advice given on site by an LPA officer.

For works to trees covered by a TPO

Please indicate whether the reasons for carrying out the proposed works include any of the following. If so, your application must be accompanied by the necessary evidence to support your proposals. (See guidance notes for further details)

1. **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 ☒ No

2. **Alleged damage to property** - e.g. subsidence or damage to drains or drives.

If YES, you are required to provide for:

☒ Yes ☐ No

Subsidence

A report by an engineer or surveyor, to include a description of damage, vegetation, monitoring data, soil, roots and repair proposals. Also a report from an arboriculturist to support the tree work proposals.

Other structural damage (e.g. drains, walls and hard surfaces)

Written technical evidence from an appropriate expert, including description of damage and possible solutions.

Documents and plans (for any tree)

Are you providing additional information in support of your application?

☒ Yes ☐ No

If Yes, please provide the reference numbers of plans, documents, professional reports, photographs etc in support of your application:

Appendix 3 - Arboricultural Report

9: Trees - Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date:

17/02/2010

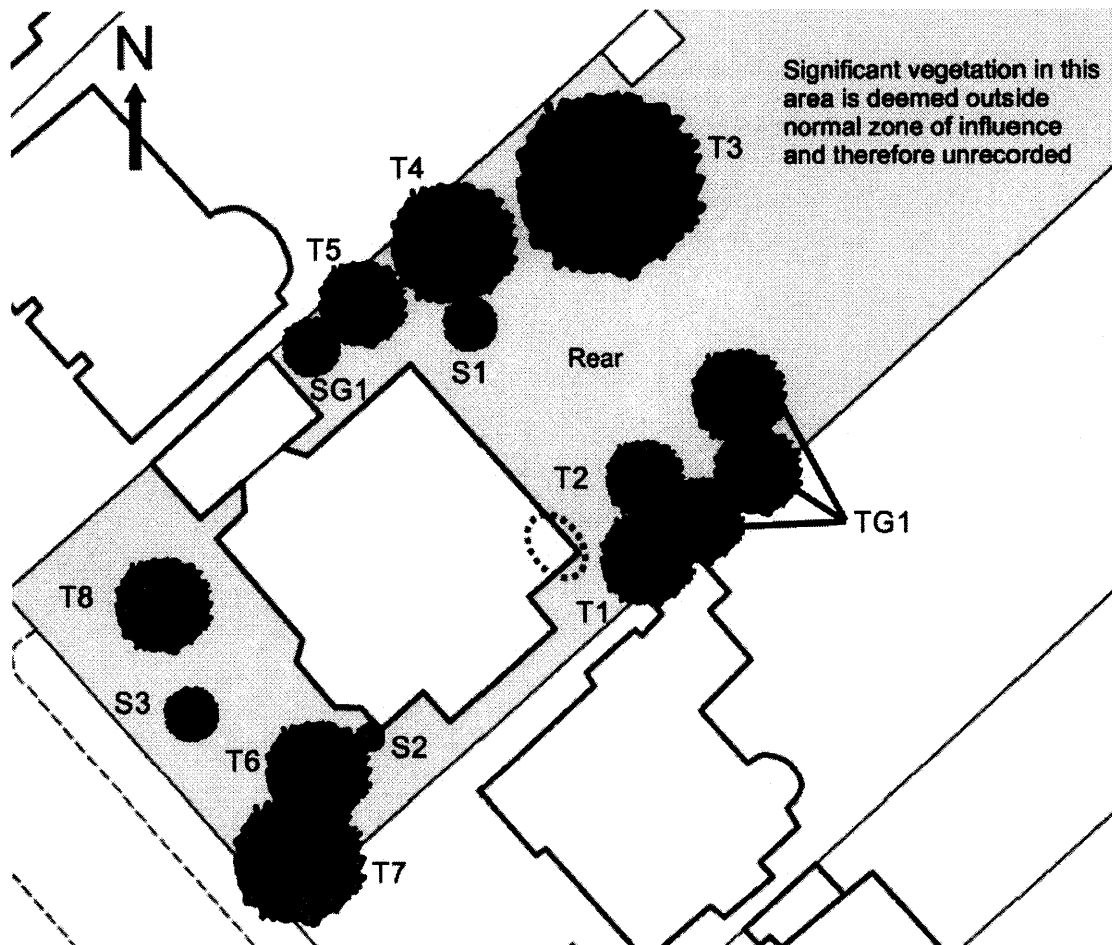
APPENDIX 2

Details of Proposed Works

DETAILS OF PROPOSED WORKS

Tree No	Species	Property Address	Proposed Work
T5	Elm	8 Lindfield Gardens, London, NW3 6PU	Fell.
TG1	Birch	8 Lindfield Gardens, London, NW3 6PU	Fell closest Birch to property.

SITE PLAN



APPENDIX 3

Arboricultural Report – Marishal Thompson Group

Arboricultural Consultancy for CNBS

Note⁽¹⁾: This reduced format report is an initial appraisal only and may have been produced without the benefit of site investigations. It is intended for use between the client, Marishal Thompson & Co. (Environmental) Ltd and any parties detailed within the report. It is based on the assumption that Engineers are satisfied that current damage is due to clay shrinkage subsidence attributable to vegetation.

1. Case Details

Insured	Mrs Kate Collieran	Address	8 Lindfield Gardens, London, NW3 6PU		
Client	CNBS	Contact	Nick Oldham	Claim No.	
NT Ref	NL/1611091141/AC	Contact	Andrew Cayley	Contact No.	08702 416 180

Scope of Report: To survey the property and determine significant vegetation contributing to subsidence damage, make recommendation for remedial action, initiate mitigation action and assess recovery prospects. The survey does not make an assessment for decay or hazard evaluation.

2. Property and Damage Description

The insured structure is a 4 storey detached house with a full basement. The property occupies a site that slopes steeply uphill from front to rear.

Damage relates to the rear right-hand corner of the insured dwelling.

3. Technical Reports

No technical investigations are available at the time of reporting, therefore assumptions outlined in Note⁽¹⁾ above apply: recommendations may be subject to change following evaluation of any investigations that may be forthcoming.

4. Action Plan

Mitigation	
Insured informed of work required?	No
Local Authority involved?	No
Other third party Mitigation involved?	No
Recovery	
Is there a potential recovery action?	No

Treeworks	
Is there any statutory protection?	In Progress
Additional Comments	
Awaiting Further Instructions.	

5. Technical Synopsis

This report is based upon our understanding at the time of visiting the property that CNBS's engineers are satisfied that damage is due to clay shrinkage subsidence exacerbated by vegetation.

Vegetation is judged to have the potential to be exerting a contributory influence in respect of the current damage to the insured property.

Based on our site investigations, and taking account of vegetation location, relative to the focal area of movement / damage, it is our opinion that T1 (Maple (Norway)) will be exerting the principal vegetative influence.

This influence is determined by the size of the tree, known species characteristics and proximity in relation to the damage.

However, SI will be required to confirm this influence, although the timing, location and species / proximity of T1 would suggest the damage to be tree related subsidence.

Given the location of T1, it is unlikely that a TPO would be served on this tree as it has very limited public visual amenity.

Marishal Thompson Group

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Arboricultural Consultancy for CNBS

Based upon the above information and our findings on site, we believe a program of vegetation management is appropriate with a view to restoring stable conditions.

We have given consideration to pruning of the above trees but have discounted this as an effective option; consequently we consider that vegetation management, in the form of tree removal, will help to promote the restoration of long-term stability to the insured property.

Recent research (Hortlink 212) confirms pruning to be generally ineffective at mitigating the moisture demands of trees implicated in subsidence damage; additionally, the severity and frequency of pruning (50% - 70% reduction in leaf area volume and pruned bi-annually) is such that implicated vegetation will cease to perform any significant amenity function and in the majority of cases removal will offer the most viable long-term solution.

Recommendations for tree management are detailed in table 1. Monitoring should establish the efficacy of the prescribed works and a review of recommendations may be required if stability is not satisfactorily restored.

Replacement planting is considered to be appropriate in this instance on the condition that tree species and position can be agreed prior to planting.

Is vegetation likely to be a contributory factor in the current damage?	Yes
Is vegetation management likely to contribute to the future stability of the property?	Yes
Is replacement planting considered appropriate?	See Above
Does the potential of ground heave need to be assessed by Consulting Engineers before management recommendations are implemented?	No
Will implementation of the management recommendations result in significant amenity loss?	No
Would DNA profiling be of assistance in this case?	No

6. Recommendations (Table 1)

These recommendations may be subject to review following additional site investigations

Tree No.	Species	Age (yr)	Approx. Height (m)	Distance to Building (m)	Ownership	Action	Recommendation
S1	Pittosporum	1	6.4	4.8	C - Insured	Action to avoid future risk	Do not allow to exceed current dimensions.
S2	Forsythia	1	2.5	0.3	C - Insured	Action to avoid future risk	Do not allow to exceed current dimensions.
S3	Magnolia	1	3.6	6.5	C - Insured	Action to avoid future risk	Do not allow to exceed current dimensions.
SG1	Privet	1	3.7	3	C - Insured	Action to avoid future risk	Do not allow to exceed current dimensions.
T1	Maple (Norway)	1	15	3.5	C - Insured	Remove	Remove and treat stump to inhibit regrowth.
T2	Plum (Purple leafed)	1	9.3	6	C - Insured	Action to avoid future risk	Do not allow to exceed current dimensions.
T3	Horse Chestnut	1	19	15.2	C - Insured	Action to avoid future risk	Do not allow to exceed current dimensions.
T4	Pear	1	11	7.5	C - Insured	Action to avoid future risk	Do not allow to exceed current dimensions.
T5	Elm (English)	1	12.4	3.5	C - Insured	Action to avoid future risk	Remove.
T6	Laurel (Bay)	1	9.5	3.6	C - Insured	Action to avoid future risk	Do not allow to exceed current dimensions.

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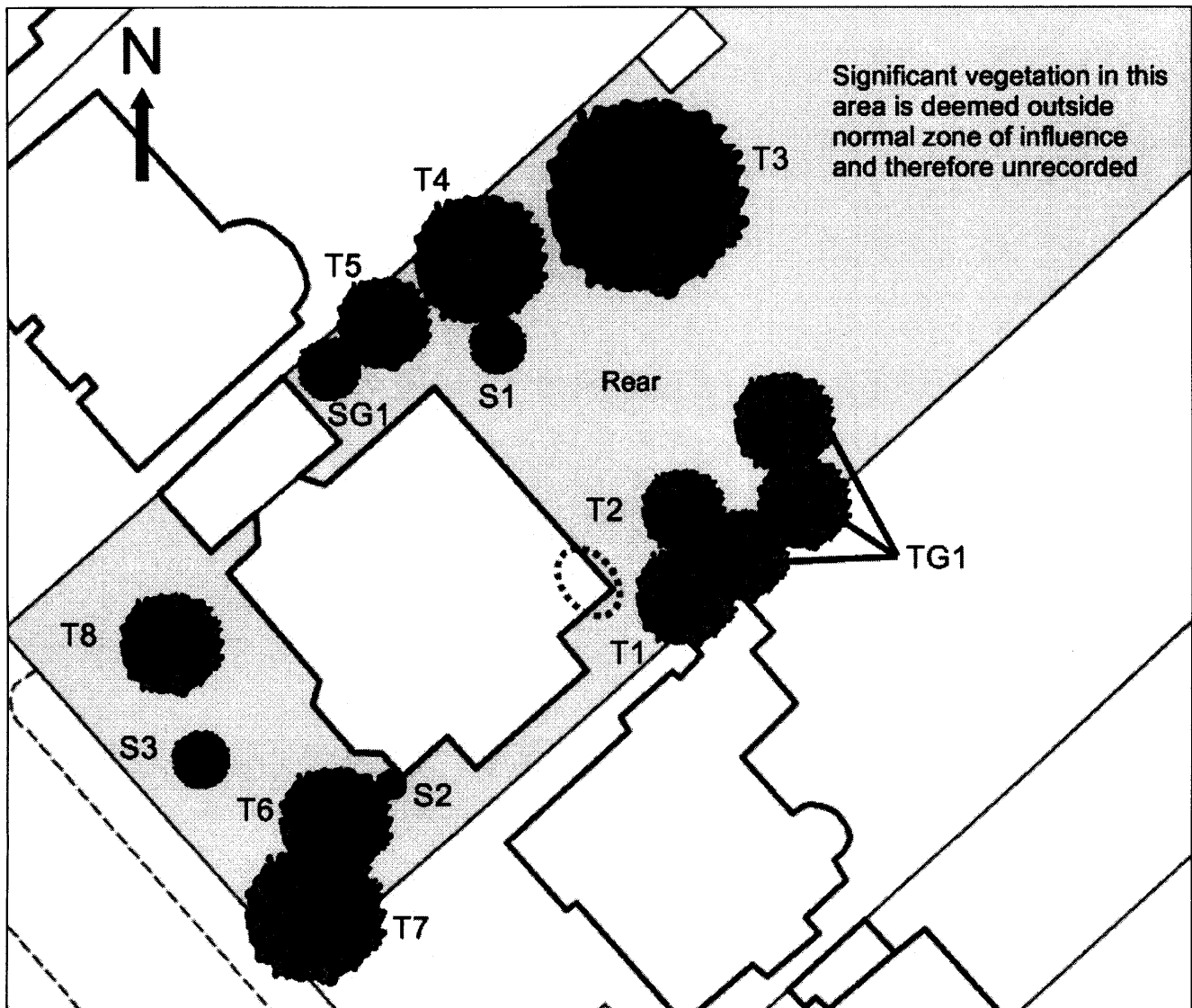
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T7	False Acacia	1	15	7.5	C - Insured	Action to avoid future risk	Do not allow to exceed current dimensions.
T8	Plum (Purple leaved)	1	6.7	4.7	C - Insured	Action to avoid future risk	Do not allow to exceed current dimensions.
TG1	Birch (Silver)	1	15.3	4.8	C - Insured	Action to avoid future risk	Remove the closer of the two trees and do not allow retained specimen to exceed current dimensions.
Age Cat. 1 = Younger than property, 2 = Similar age to the property, 3 = Significantly older than property and may represent a heavy risk							

7. Site Plan



Please note that this plan is not to scale. OS Licence No. 100043218

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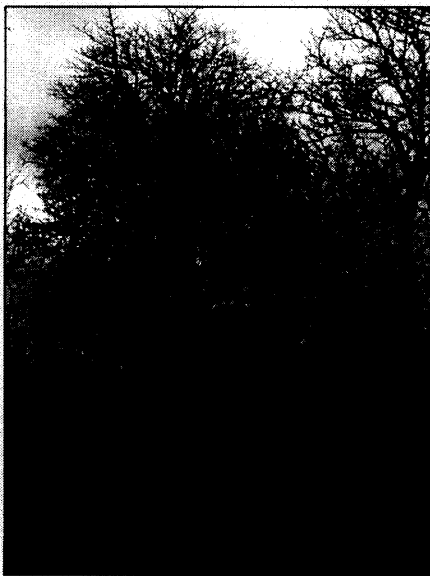
8. Photographs



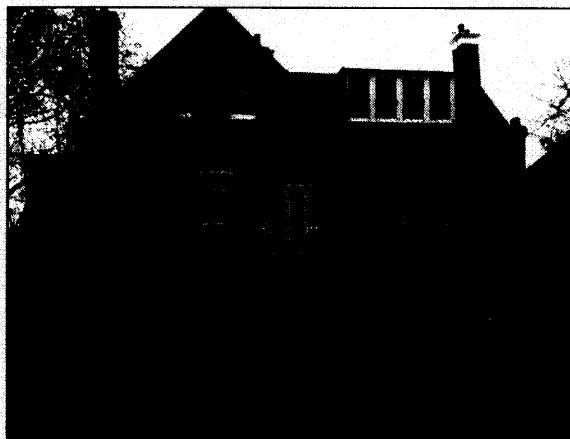
S3 - Magnolia



S1 - Pittosporum

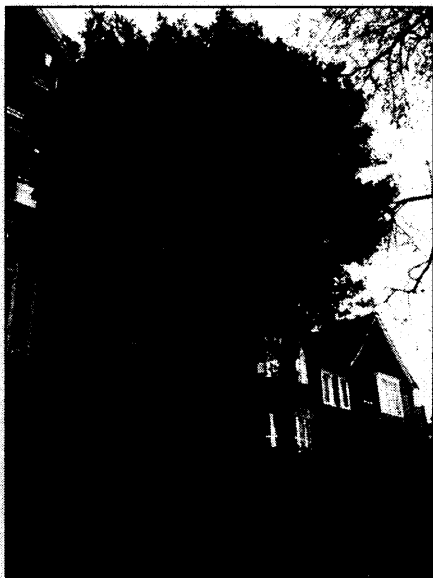


T3 - Horse Chestnut



Insured Garden - Back

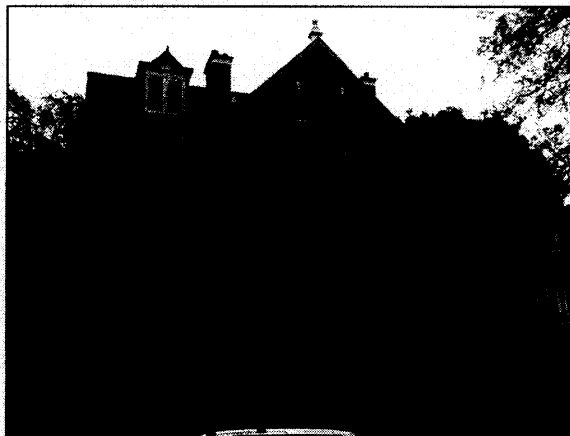
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T6 - Laurel (Bay)



T7 - False Acacia



General Site



T8 - Plum (Purple leafed)

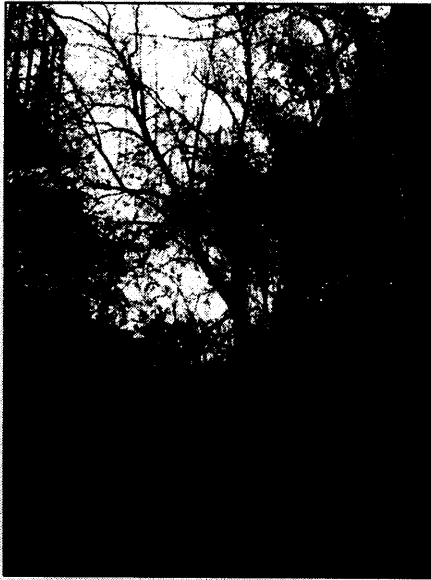
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Arboricultural Consultancy

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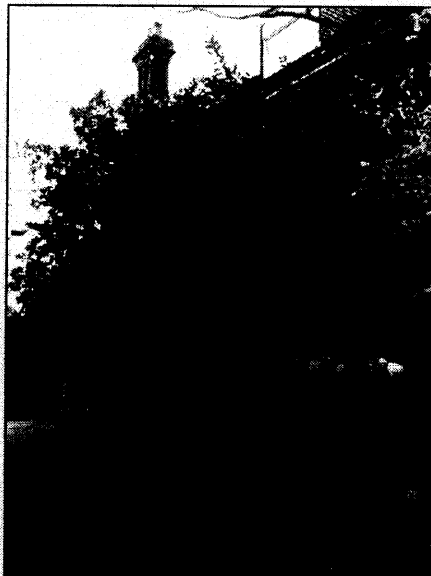
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T2 - Plum (Purple leafed)



T1 - Maple (Norway)



SG1 - Privet



T1 - Maple (Norway)