

2010/0009/T.



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

Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	MR	First name:	JONATHAN
Last name:	STUART		
Company (optional):	HALLMARK PROPERTY GROUP		
Unit:		House number:	46
		House suffix:	
House name:			
Address 1:	GREAT MARLBOROUGH STREET		
Address 2:			
Address 3:			
Town:			
County:	LONDON		
Country:			
Postcode:	W1F 7JW		

2. Agent Name and Address

Title:		First name:	
Last name:			
Company (optional):			
Unit:		House number:	
		House suffix:	
House name:			
Address 1:			
Address 2:			
Address 3:			
Town:			
County:			
Country:			
Postcode:			

3. Trees Location

Full address/location of the site where the tree(s) stand (including full postcode where available)

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (if known):

If there is not a full postal address, describe as clearly as possible where it is (for example, 'Land to the rear of 12 to 18 High Street' or 'Woodland adjoining Main Road') or provide a grid reference:

Easting:

Northing:

Description:

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 trees location)

Title: First name:

Last name:

Company (optional):

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Country:

Postcode:

Telephone numbers

Country code:	National number:	Extension number:
<input type="text"/>	<input type="text"/>	<input type="text"/>
Country code:	Mobile number (optional):	
<input type="text"/>	<input type="text"/>	
Country code:	Fax number (optional):	
<input type="text"/>	<input type="text"/>	
Email address (optional): <input type="text"/>		

5. What Are You Applying For?

Are you wishing to carry out works to tree(s) in a Conservation Area (CA)? ☒ Yes ☐ No

Are you seeking consent for works to tree(s) Subject to a Tree Preservation Order (TPO)? ☒ Yes ☐ No

6. Tree Preservation Order Details

Do you know the title of the Tree Preservation Order (TPO)? ☐ Yes ☒ No

If Yes, please provide the title of the TPO:

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. Enter the species of the tree(s) and include a sketch plan showing position(s) of the tree(s) in relation to buildings, named roads and boundaries.

If the trees are protected by a TPO, if possible please number them as shown in the First Schedule to the Tree Preservation Order (for example T3 Oak; two Beech and one Birch in G2; seven Ash in A1; sycamore in W1).

Trees and proposed works:

THE TREE IS LOCATED IN THE REAR GARDEN AND IS IDENTIFIED AS TREE NO.3 ON THE ATTACHED PLAN. THE TREE IS A CHERRY AND WE ARE PROPOSING TO REMOVE THE TREE AND REPLACE WITH A SIMILAR. DETAILS ATTACHED.

You might find it helpful to consult a tree surgeon to clarify what needs to be done.

Please state the reference number you have given the plan:

8. Trees - Reasons For Works

This section only needs to be completed if you are seeking consent to trees under a Tree Preservation Order (TPO)

Please state the reasons for carrying out the proposed works on the tree(s):

THE WALL BETWEEN 212 HARMOD STREET AND THIS PROPERTY IS STRUCTURALLY UNSOUND. (ENGINEERS REPORT ATTACHED) AS A RESULT THE WALL IS BEING REBUILT AS PART AS PART OF THE REDEVELOPMENT OF THE SITE. THE NEAREST PART OF THE TREE IS 500MM FROM THE EXISTING WALL AND WHEN THIS IS DEMOLISHED AND THE FOUNDATIONS REMOVED THE TREE IS LIKELY TO GET DAMAGED. THIS TREE IS ALSO GOING TO BE IN THE PATH OF SHEET PILING RIG AS IT PASSES ALONG THE BOUNDARY AND YOU WILL NOTICE FROM THE ARBORICULTURIST DRAWING THAT THE TREE IS NOT IN GOOD CONDITION. DUE TO THIS WE ARE PROPOSING TO REMOVE THE TREE TO ENABLE ALL WORKS TO TAKE PLACE AND THEN REPLACE THE TREE WITH A SIMILAR ONE LOCATED IN A BETTER LOCATION WITHIN THE GARDEN.

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 documents specified.

Health or safety of the tree(s) - e.g. it is diseased, fears that it might break or fall:

☒ Yes ☐ No

If Yes, information required - report by a tree professional (e.g. arboriculturist, horticultural adviser).

Alleged subsidence damage:

☐ Yes ☒ No

If Yes, Information required: Full report by an engineer or surveyor, together with one from a tree professional - to include date and description of property damage; sub-soil type and shrinkage potential; location of any roots found and their identification; history of ground and building movement through a distortion survey and/or level or crack monitoring over suitable period; other vegetation in the vicinity and its management since discovery of the damage.

9. Trees - Additional Information

Are you providing additional information in support of your application?

☒ Yes ☐ No

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

THE REPLACEMENT TREE IS TO BE SUPPLIED, INSTALLED, MAINTAINED AND GAURENTEED BY THE PROPOSED SPECIALIST COMPANY. (PRACTICALITY BROWN LTD) DETAILS ATTACHED.

L458/SJ51/SP-1 ENGINEERS REPORT ON THE BOUNDARY WALL.

7157/02 REV B - IAN KEEN'S DRAWING AND REBRT ON THE TREES.

10. Application For Tree Works - Checklist

Please use this checklist to ensure that the form has been completed correctly and that all relevant information is submitted.

For works to trees protected by a Tree Preservation Order, failure to supply sufficiently precise and detailed information may result in your application being rejected or delay in dealing with it. In particular, you MUST provide the following:

3 copies of a completed and dated application form. ☒

3 copies of a sketch plan showing the location of all tree(s). ☒

3 copies of a full and clear specification of the works to be carried out. ☒

3 copies of a statement of reasons for the proposed work. ☒

- evidence in support of statement of reasons. In particular, you should provide:

3 copies of a report by a tree professional (e.g. arboriculturist or horticultural adviser) if your reasons relate to the health and/or safety of the tree(s). ☒

3 copies of a report by an engineer or surveyor, together with one from a tree professional (arboriculturist) if you are alleging subsidence damage. ☒

For works to trees in conservation areas, it is important to supply precise and detailed information on your proposal. You may, therefore, wish to provide the following:

3 copies of a completed and dated form, with all questions answered. ☐

3 copies of a sketch plan showing the precise location of all tree(s). ☐

3 copies of a full and clear specification of the works to be carried out. ☐

Whether the trees are protected by a TPO or in a conservation area, please indicate which of the following types of additional information you are submitting (3 copies of each need to be provided):

- photographs. ☐

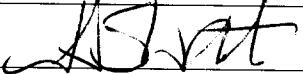
- report by a tree professional (arboriculturist) or other. ☐

- details of any assistance or advice sought from a Local Planning Authority officer prior to submitting this form. ☐

11. Declaration - Trees

I/we hereby apply for consent/give notice as described in this form and the accompanying plans and additional information.

Signed - Applicant:



Or signed - Agent:

Date (DD/MM/YYYY):

11/12/2009

(date cannot be pre-application)

12. Applicant Contact Details

Telephone numbers

Country code:

020

National number:

7479 4608

Extension number:

Country code:

Mobile number (optional):

Country code:

Fax number (optional):

Email address (optional):

Jonathan.Stuart@hallmarkestates.com

13. Agent Contact Details

Telephone numbers

Country code:

National number:

Extension number:

Country code:

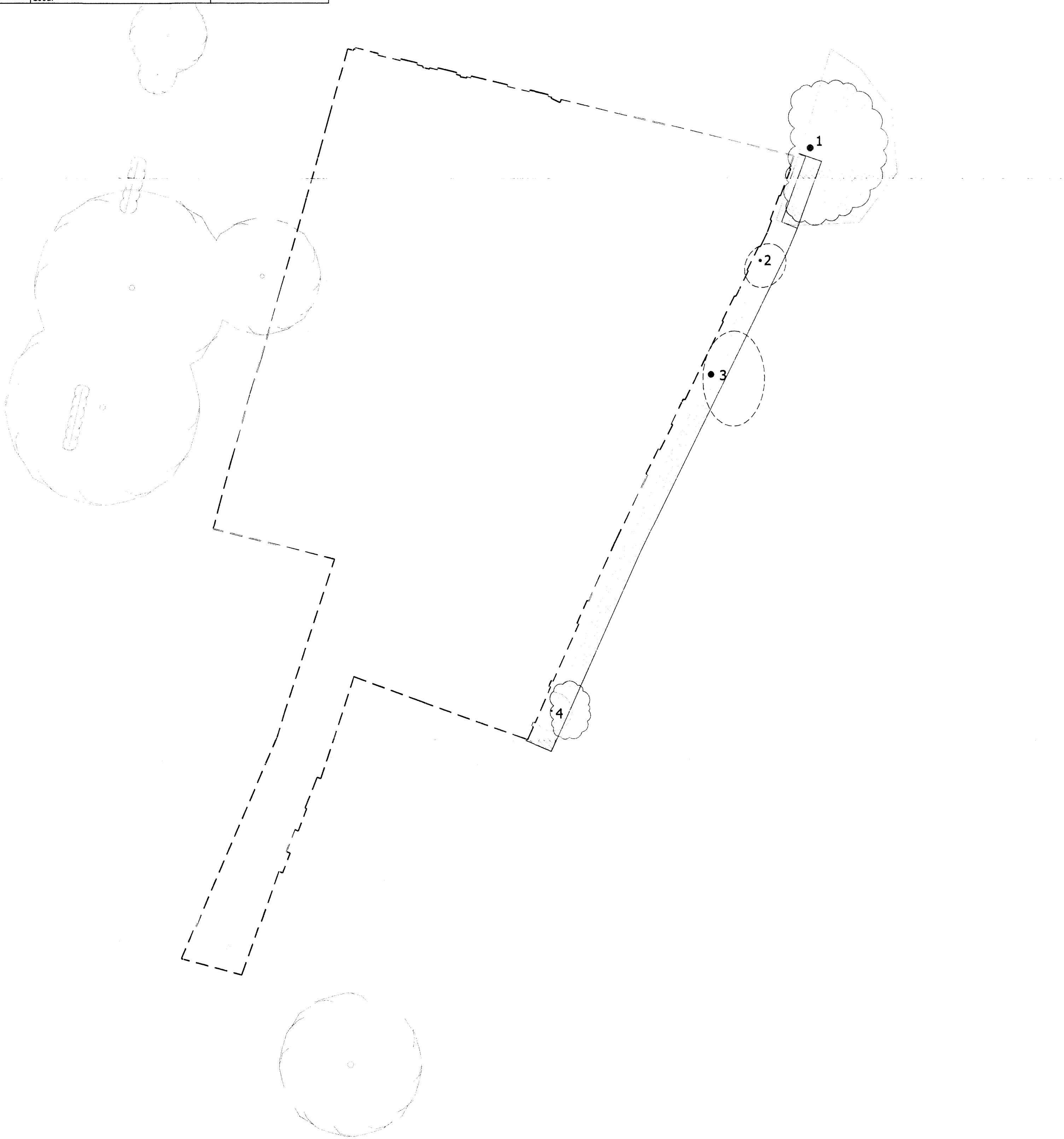
Mobile number (optional):

Country code:

Fax number (optional):

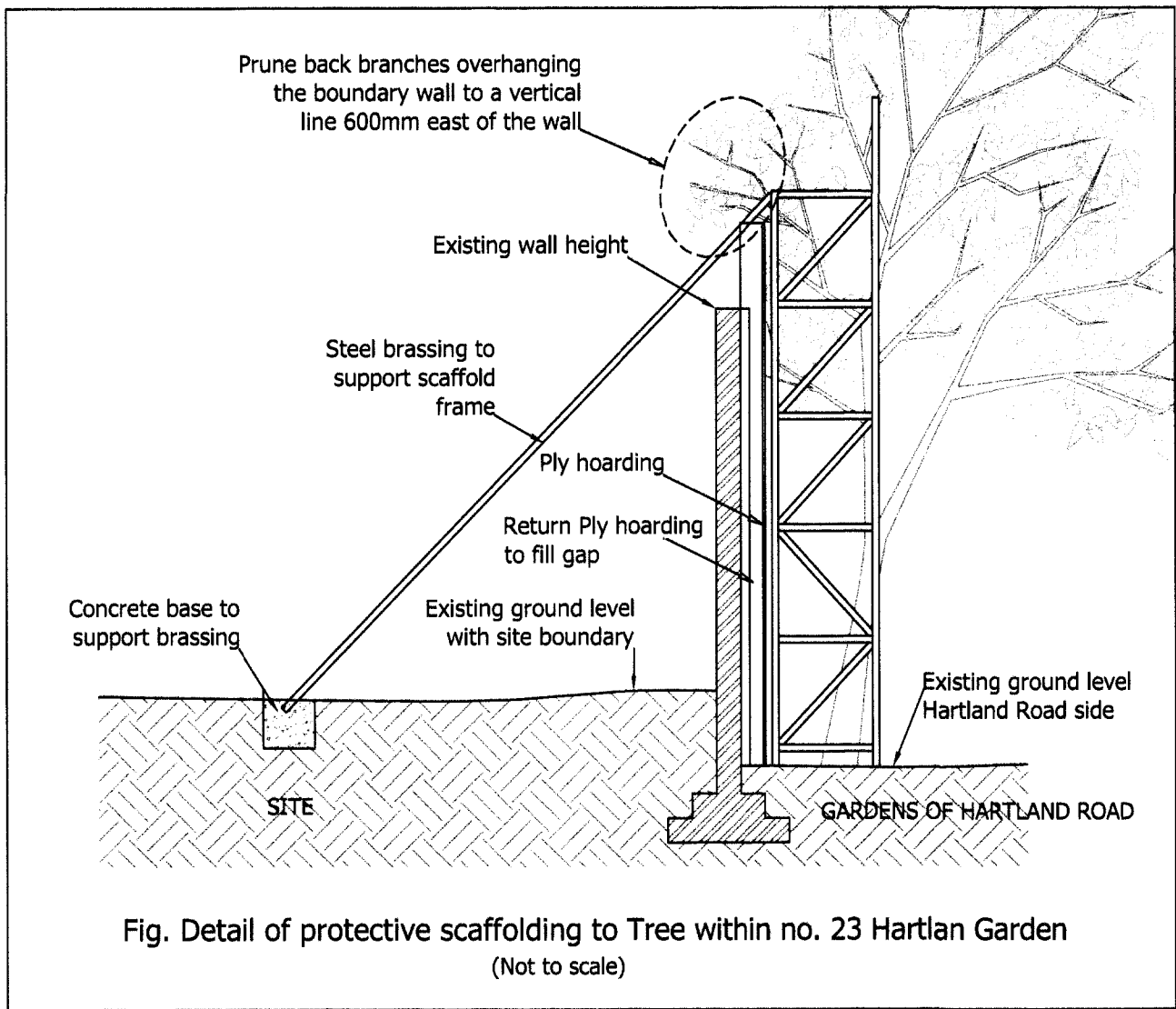
Email address (optional):

3,15,21 and 23 HARTLAND ROAD, LONDON, NW1													
Tree No	Species	Ht (m)	Branch Spread (m)				Stem Dia (cm)	Height of crown clearance (m)	Age class	Category grading	Estimated remaining contribution (yrs)	Condition Physiological / Structural	Tree Works
			N	E	S	W							
1	Cherry	8	5	6	6	1.5	50m	4	MI	B1	>20	Reasonable condition but poor twin stemmed form from ground level.	Prune back any branches overhanging the boundary wall to a vertical line 500mm east of the eastern face of the wall
2	Magnolia	5	1	2	2	1	20m	1	Y	B1	>20	Good.	Remove
3	Cherry	7	3	4	4	0	40me	2	MI	R	<10	Twin stemmed from ground level with fungal fruiting body growing at base of stem. South eastern stem almost dead.	Remove
4	Walnut	4.5	2	3	2	0	11	1.5	Y	B1	>20	Inclined to east. Growing within raised bed. Good.	No action



Rev A 16.10.09 ijk
Trees 2 & 3 removed.

Rev B 23.10.09 ijk
Line of Scaffolding to brick wall amended and protective hoarding around Tree 1 added.



- Key:
- Tree Category A 1,2 or 3 - trees of high quality and value
 - Tree Category B 1,2 or 3 - trees of moderate quality and value
 - Tree Category C 1,2 or 3 - trees of low quality and value
 - Tree Category R - trees to be removed
 - Trees removed
 - Root Protection Area (RPA)
 - Scaffolding area
 - Ply hoarding fixed to scaffolding

Client:	HALLMARK PROPERTY GROUP
Project:	2-12 HARMOOD STREET, CAMDEN TOWN, LONDON
Title:	TREE PROTECTION PLAN
Drawing Number:	7157/02 REV B
Status:	FOR INFORMATION
Date:	SEPT 2009
Scale:	1:200 @ A1
Drawn:	MAD
Checked:	IJK
DO NOT SCALE FROM THIS DRAWING: ALL DIMENSIONS TO BE CHECKED ON SITE	
THE COPYRIGHT OF THIS DOCUMENT RESIDES WITH IAN KEEN LIMITED UNLESS ASSIGNED IN WRITING BY THE COMPANY	
IAN KEEN LIMITED Consultants for Trees and Landscapes Redlands Farm, Redlands Lane, Epsom, Surrey GU10 5AS Telephone: 01252 850096 Facsimile: 01252 851702 Email: mail@beechings.co.uk	



PRUNUS AVIUM 35-40cm GIRTH. 200-300cm SPREAD 500-700cm HEIGHT (CHERRY)



2-12 HARMOOD STREET AND 34 CHALK FARM ROAD LONDON NW1 8DJ



DANGEROUS STRUCTURE REPORT

Document Prepared For :

Hallmark property Group
46 Great Marlborough Street
London
W1F 7JW

23rd March 2009
Job Number L458



Pringuer-James Consulting Engineers Ltd



16 Kew Foot Road, Richmond, Surrey, TW9 2SS
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Document Issue Revisions

Report L458 rev - Issued 23rd March 2009





2-12 HARMOOD STREET AND 34 CHALK FARM ROAD LONDON NW1 8DJ

DANGEROUS STRUCTURE REPORT

The above property was inspected on the 23rd March 2009 to review the existing structure on site and ensure their stability and structural adequacy, with specific regard to the safety of the public and adjacent properties.

Dangerous Structural Elements

The following structural elements formed part of an existing warehouse which was demolished. All supporting structural walls and steel frames were removed rendering the retained elements of the structure unsafe.

1. Chimney flue abutting No 14 Harmond Street

The chimney flue abutting 14 Harmond street has been removed below the original roof level of the (now demolished) steel framed warehouse and extends above the boundary wall line abutting No 14 on the corner of the property. The chimney is not supported by No 14 and the butt joint is evident in the attached photograph.

The corbel support to the chimney is not original and has destabilized the flue. The chimney centroid aligns beyond the centreline of the boundary wall. The chimney applies an eccentric load to the wall well beyond the middle third of the wall.

The chimney flue may well have been supported by the original steel framed structure (remnants of steel frame visible in photograph 1).

2. Boundary wall to 14 Harmond Street

The boundary wall to No 14 Harmond Street measures 3.8m in height and is a



Figure 1 Chimney Flue Adjacent 14 Harmond Street



free standing wall. The buttress structures previously supporting the wall have been demolished. The wall cannot be justified as a free standing structure under the relevant British Standards and will not withstand standard nominal loads.

3. Boundary wall to Terraced properties on Hartland Road

The boundary wall to the terraced properties on Hartland Road measures 4.2m in height and is a free standing wall. The buttress structures and steel framed warehouse structure previously supporting the wall have been demolished.

The wall further had a reinforced concrete roof structure and was fully restrained at the top. The reinforcement can still be seen extending from the wall where it was cut. The roof structure, now demolished, was supported by steel beams embedded in the brickwork wall. All the steel beams have been cut and removed.



Figure 2 - Boundary Wall to Terraced Properties on Hartland Road

The adjacent terraced properties are approximately 0.8m to 1.0m below the level of our 2-12 Harwood Street and 34 Chalk Farm Road, possibly undermining the walls foundation.

The wall cannot be justified as a free standing structure under the relevant British Standards and will not withstand standard nominal loads.

Conclusion

The structures described within this report are unjustifiable and non-compliant with the relevant British Standards and represent a significant safety threat. The structures should be removed urgently.

Signed :

Report prepared by : Sean Pringuer-James
(MSc Eng, C Eng, Pr Eng, MICE, SAICE)

Date : 23rd March 2009

Hallmark Property Group

46 Great Marlborough Street London W1F 7JW
Phone: 020 7494 9000 Fax: 020 7494 4944

17/12

Planning Services
London Borough of Camden
Town Hall
Argyle Street
London
WC1H 8ND



17th December 2009

Dear Sirs,

Re: 2-12 HARMOOD STREET AND 34 CHALK FARM ROAD, NW1 8DJ
Planning Ref: 2008/2981/P
15 Hartland Road, Camden, NW1

In reference to the above works we are making an application to carry out works on a tree in a conservation area within the rear garden of No.15 Hartland Road, NW1.

This tree is subject to a TPO and we have attached 3 copies of the completed forms and all relevant information.

We look forward to hearing from you and if you have any queries please do not hesitate to contact me.

Yours faithfully

Jonathan Stuart
Technical Manager
Hallmark Property Group