

26/06/09

CA

2009/3551/T



Camden

Planning Services
Camden Town Hall
Argyle Street
London WC1H 8EQ

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

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. Applicant 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:

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

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)

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (if known):

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

Description:

TREE IS LOCATED IN THE FOOTPATH AT THE FRONT OF THE PROPERTY MENTIONED IN QUESTION 1.

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): CAMDEN LOCAL AUTHORITY

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):

5. What Are You Applying For?

Are you seeking consent for works to 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.

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.

WE ARE PROPOSING TO REMOVE THE EXISTING TREE LOCATED AT THE FRONT OF THE PROPERTY WITHIN THE FOOTPATH. THE EXISTING TREE TYPE IS A "ROWAN SORBUS AUCUPARIA" AND IS IN POOR CONDITION WITH DEADWOOD & STRUCTURALLY WEAK. THE TREE WILL BE REPLACED 1000mm TO THE LEFT OF ITS CURRENT LOCATION. TYPE TO BE REPLANTED WILL MATCH THE EXISTING.

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

8. Trees - Additional Information

Additional information may be attached to electronic communications or provided separately in paper format.

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: Yes No
If YES, you are required to provide written arboricultural advice or other diagnostic information from an appropriate expert.
2. **Alleged damage to property** - e.g. subsidence or damage to drains or drives. Yes No
If YES, you are required to provide for:

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 separate information (e.g. an additional schedule of work for Question 7)? Yes No

If YES, please provide the reference numbers of plans, documents, professional reports, photographs etc in support of your application. If they are being provided separately from this form, please detail how they are being submitted.

ARBORICULTURAL REPORT UNDERTAKEN BY MODERN ARBORICULTURAL SERVICES.

#LOCATION CAN BE FOUND ON SHEET: 546 (P) 001 EXISTING SURVEY.

9. 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

For works to trees protected by a TPO

(see Question 8)

Have you:

- stated reasons for the proposed works?
- provided evidence in support of the stated reasons? in particular:
 - if your reasons relate to the condition of the tree(s) - written evidence from an appropriate expert
 - if you are alleging subsidence damage - a report by an appropriate engineer or surveyor and one from an arboriculturist.
 - in respect of other structural damage - written technical evidence
- included all other information listed in Question 8?

10. Declaration - Trees

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

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

(This date must not be before the date of sending or hand-delivery of the form)

11. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

12. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

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)

Modern Arboricultural Services

info@modernarb.co.uk
www.modernarb.co.uk

An Arboricultural Report on Tree/s at, 20 Hollycroft Avenue, London, NW3

Prepared for: SHH Architects

Compiled by: Paul MacQueen (NCH ARB, ND ARB)

Partners:
Kevin Murray (NCH ARB)
Paul MacQueen (NCH ARB, ND ARB)

Woodfield Nurseries
Cool Oak Lane
London NW9 7NB
Tel/Fax: 020 8200 9992
Mob: 07725 952675

VAT Reg. 893 9413 76

Arboricultural Report

1. Instructions

- 1.1 I have been instructed by Mr. McLauchian on behalf of SHH Architects to survey a tree on the highway outside 20 Hollycroft Avenue due to concerns they have regarding its condition, safety and location. I suggested carrying out an inspection from ground level to include the following:
 - a. Health and safety and overall condition of the tree.
 - b. Make recommendations regarding any future management needs.

2. Report Limitations

- 2.1 The inspection has been carried out from ground level only as this is a preliminary report. Further investigation may be required with climbing access to the tree or decay detection.
- 2.2 The inspection was carried out with the aid of binoculars using visual observation methods, a sounding mallet, a metal probe, and a ladder for access. Should a more detailed inspection be required then this will be highlighted in the recommendations.
- 2.3 Trees are living organisms whose condition can change rapidly, the health, condition and safety of trees should be checked on a regular basis, preferably at least once a year. The conclusions and recommendations in this report are only valid for a period of one year. This period of validity may be reduced in case of any change in conditions to or in proximity to the tree.
- 2.4 The tree in question may be covered by a Tree Preservation Order (TPO) or is in a Conservation Area. If so, before undertaking any works to the tree it would be necessary to obtain consent from the Local Planning Authority.

3. Introduction

- 3.1 I visited the site on Friday 19th of June 09 to conduct the inspection.
- 3.2 I confirm the tree species is a Rowan '*Sorbus aucuparia*'. It is located outside 20 Hollycroft Avenue on the public highway. The tree is a semi-mature specimen of average form for the species. The tree is part of an avenue of alternate London Planes and Rowan.
- 3.3 The trunk diameter is approximately 0.20m at 1.5m. It stands at approximately 6m. The average crown spread is 1m.

4. Findings

4.1 Leaves, buds and extension growth.

1. Leaves, buds and extension growth are sparse for the species with dieback and deadwood present throughout.

4.2 Trunk and Branch Structure.

1. The trunk 'bole' forks into two main stems 0.1m in diameter at 2m. The union is weak appears to have split with cankers. Mechanical damage caused by vehicles is present on the trunk and main stems, subsequent cankers and decay have set in.

2. The tree has a heavy lean over the road.

4.3 Root System

1. At the time of inspection no evidence would lead me to believe that the rhizosphere (rooting area) is in any way compacted or disturbed. However, due to being a street tree moisture and nutrients are limited.

No Fungal fruiting bodies were present

5. Conclusions

5.1 The overall health and condition of the tree following an external visual inspection is poor and it has unacceptable structural weaknesses with major deadwood present throughout.

5.2 The tree is physiologically in decline due primarily to the wounds caused by vehicles and subsequent cankers. The mechanical damage is present because of the lean over the road. The split in the main fork is a major structural weakness. The tree will continue to decline.

5.3 The tree is owned and managed by the Local Authority. Due to its very poor condition the tree requires removal. It is unclear why the Local Authority has not removed and replaced this tree as part of their cyclical pruning regime.

6. Recommendations

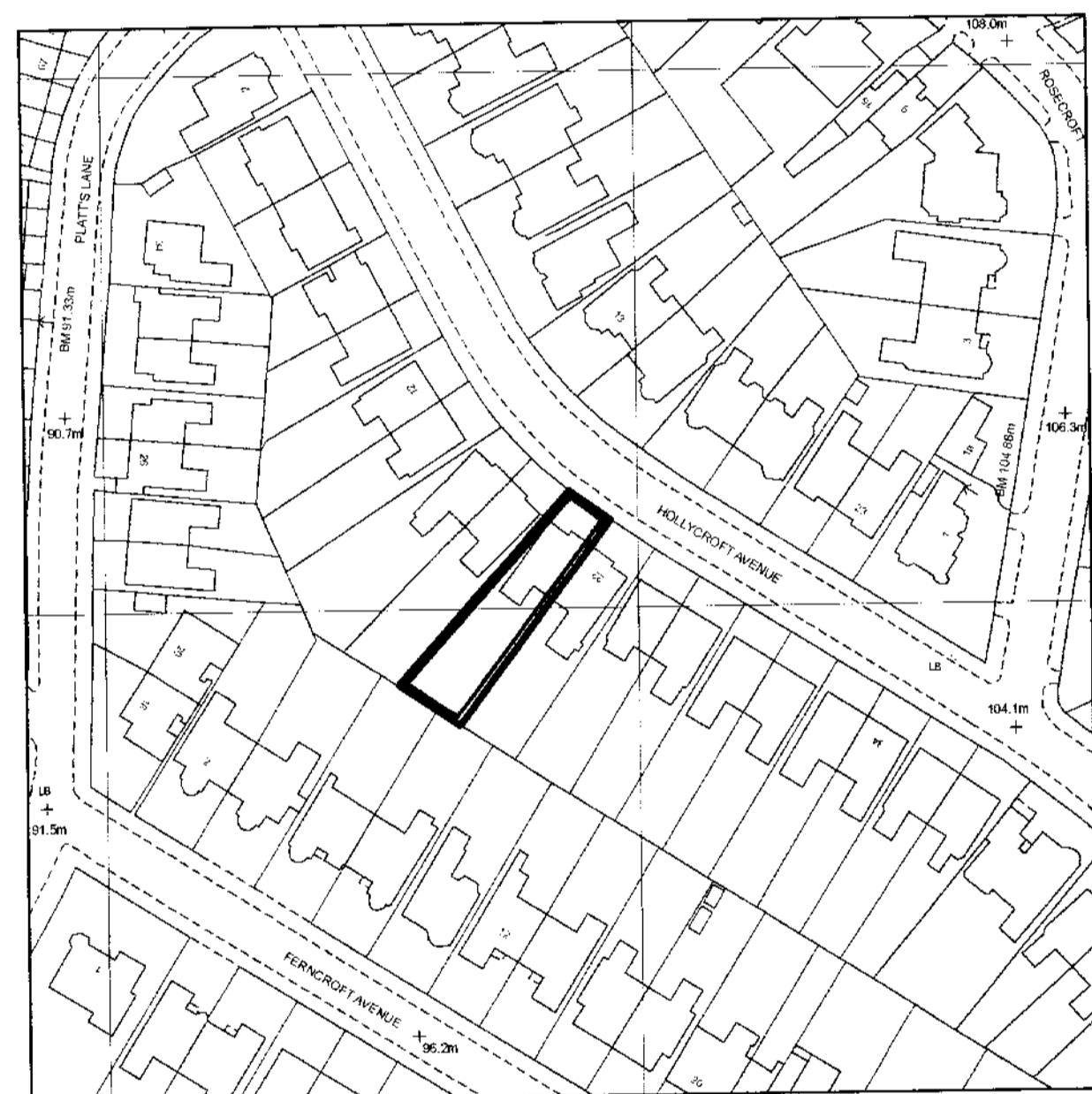
6.1 Fell to ground level immediately.

6.2 All tree works are to be carried out to British Standard 3998 (1989); Recommendations for tree work, by a qualified Arborist.

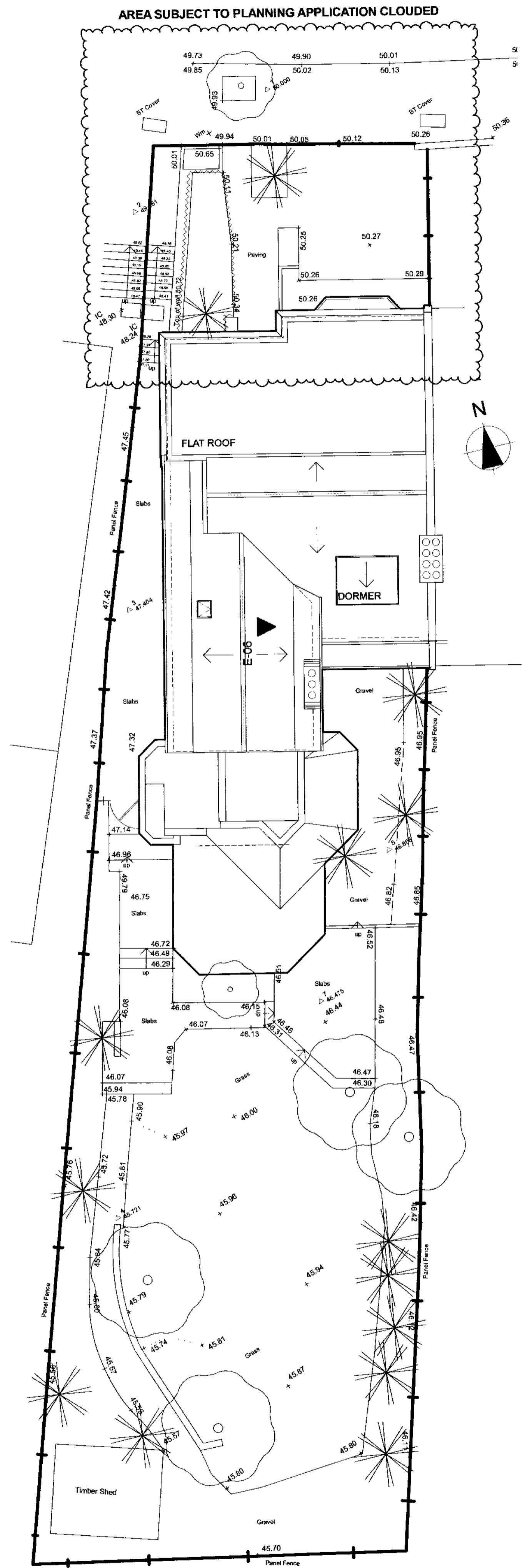
This report is for the sole use of the above named client and refers to only the tree identified within, use by any other person(s) in attempting to apply its contents for any other purpose renders the report invalid.

Yours sincerely

Paul MacQueen (NCH ARB, ND ARB)



1 SCALE 1:1250 @A1
ORDINANCE SURVEY PLAN

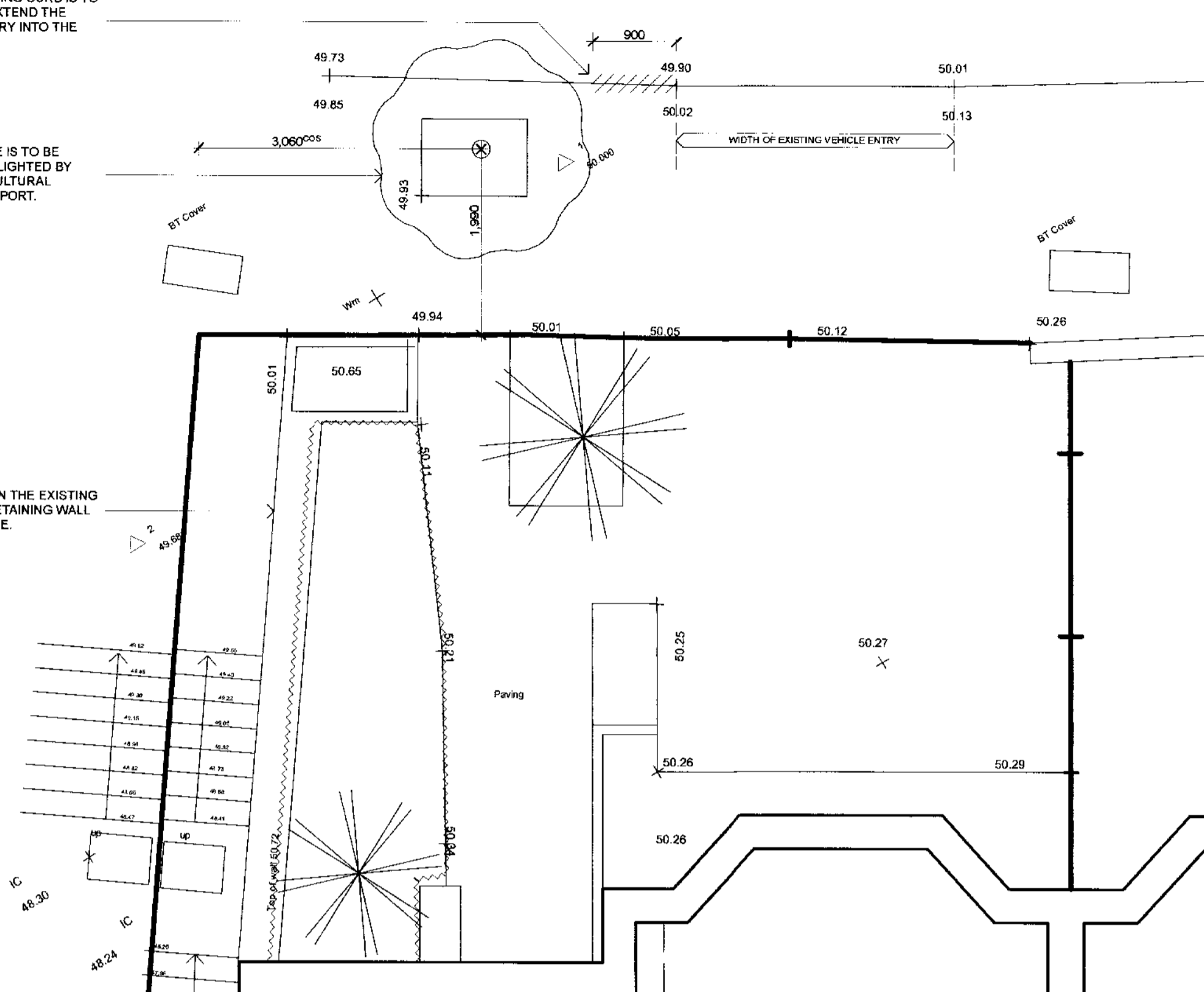


2 SCALE 1:100 @A1, 1:200 @A3
EXISTING SITE PLAN

PART OF THE EXISTING CURB IS TO BE REMOVED TO EXTEND THE WIDTH OF THE ENTRY INTO THE PROPERTY.

THE EXISTING TREE IS TO BE REMOVED AS HIGHLIGHTED BY MODERN ARBORICULTURAL SERVICES TREE REPORT.

PROVIDE CUTOUT IN THE EXISTING SIDE RENDERED RETAINING WALL FOR NEW BIN STORE.



3 SCALE 1:50 @A1, 1:100 @A3
EXISTING FRONT LANDSCAPE PLAN

THE EXISTING DROPPED CURB IS TO BE EXTENDED BY 900mm. MAKE GOOD THE EXISTING.

NEW TREE TO REPLACE THE EXISTING IS TO BE PLANTED 900mm TO THE LEFT OF ITS CURRENT LOCATION. THE NEW TREE TYPE IS TO MATCH THE EXISTING.

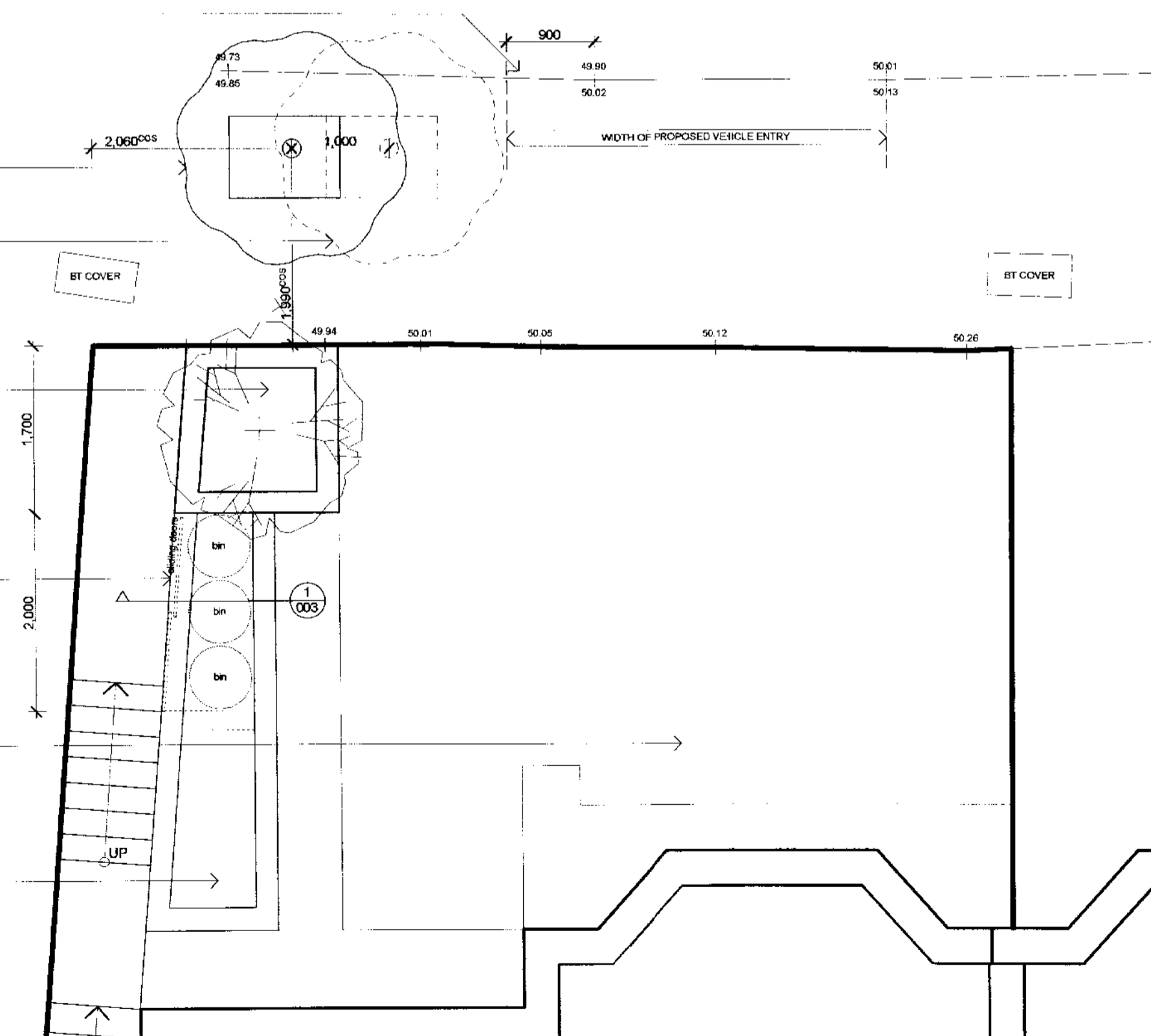
EXISTING TREE OUTLINE SHOWN DASHED.

NEW RAISED PLANTER BY LANDSCAPE DESIGNER.

NEW RUBBISH BIN STORE WITH T&G SLIDING DOORS TO ACCESS THE BINS IS TO BE INCORPORATED UNDER THE PROPOSED NEW RAISED PLANTER. REFER DETAIL 1 ON SHEET 003.

REFER TO LANDSCAPE PLAN FOR ALL LANDSCAPING REQUIREMENTS.

NEW RAISED PLANTER BY LANDSCAPE DESIGNER.



4 SCALE 1:50 @A1, 1:100 @A3
PROPOSED FRONT LANDSCAPE PLAN

Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand.

If in doubt, ask.

NOTES

Rev	Description	Drawn	Date	Checked
A	CURB PLANNING ISSUE	WT	25/06/09	GM

Spence Harris Hogan associates
architects + interiors + design consultants

1 Vencourt Place
Ravenscourt Park
Hammersmith London
W6 9nu

tel : 020 8600 4171
fax : 020 8600 4181
mail : shh@shh.co.uk
web : www.shh.co.uk

Project No: **546** Project: **20 Hollycroft Avenue**

Author: **wt** Site Address: **20 Hollycroft Ave
Hampstead, London,**

Checked: **gm** Client: **Mr & Mrs Grover**

Title: **Curb & Bin Store Application
Existing Survey Plan**

Status: **PLANNING** Scale A1: **1:10** Scale A3: **1:20**

Project no. / Stage / Drawing no.: **546(P)001** Date: **25/06/09** Revision: **A**

