



Supporting Statement for the Notification of Proposed Works to Trees within a Conservation Area

09/09/2014

1.0 Trees to Which This Notification Relates

This notification relates to the two trees noted in Table 1.

These trees are located directly to the north of Regent's Canal between Canal Reach and Granary Square. They are situated south of Development Zone N of the King's Cross Central (KXC) development, adjacent to St Pancras Lock, at towpath level. They sit within the Regent's Canal Conservation Area.

Development Zone N is separated from the canal towpath by a large retaining wall. The land to the south east of this retaining wall – and so the trees to which this application relate – are owned by the Canal and River Trust. The Canal and River Trust has consented to this application and the works to which it relates. Contact details for the relevant Third Party Works Engineer can be found on Section 4 of the accompanying form.

Table 1 Trees to which this Notification relates

Tree or Group Ref.	Species	Height (m)	Spread (m)	Girth (m)	Comments
38	Goat willow – <i>Salix caprea</i>	6	7.4	Multi Stem	Mature tree growing from base of wall. Previously cut back resulting in poor shape.
39	Sycamore – <i>Acer pseudoplatanus</i>	7	4.5	0.7	Moderately mature tree growing from base of wall. Suppressed by tree 40.

The references above relate to the RPS Tree Survey (2004) as included in Volume 2, Appendix 9.D of the Environmental Statement pursuant to the King's Cross Central Outline Planning Application. The relevant chapter is included in full with this Supporting Statement.

The RPS Tree Survey provides information on condition, amenity value and BS 5837 category of each of the trees listed above.

The RPS Tree Survey also contains location plans and the relevant plan is included below to clearly identify tree nos. 38 and 39 and their siting.

Figure 1 Location plan for tree nos. 38 and 39



2.0 Proposals for Works to Trees

The proposal is to fell tree nos 38 and 39. These two trees were identified in the RPS Tree Survey (2004) as being of 'low quality' (tree no. 39) and to 'Fell' (tree no. 38). These low quality trees are growing out of the base of the Regent's Canal wall and their removal is required to facilitate refurbishment works to the adjacent Regent's Canal wall.

An application for approval of details for refurbishment works to this part of the canal wall is currently being considered by LB Camden (ref. 2014/4763/C). The refurbishment works to the canal wall also form part of the landscaping scheme for the Reserved Matters submission for the Gas Holder Triplets and Gas Holder Gardens (a public park which extends from the Gas Holder Triplets to Regent's Canal in the south and south west), which is being submitted to LB Camden in the next few weeks. The landscaping proposals for Gas Holder Gardens, which is adjacent to the canal towpath, includes a large amount of new tree and shrub planting. The current draft landscaping masterplan is submitted for illustrative purposes, it

also clearly identifies the two trees which are proposed to be removed as part of this application.

Tree nos. 37 and 40 will be retained and no works are proposed to these trees.

**RPS Tree Survey (2004) as included in Volume 2, Appendix 9.D of the
Environmental Statement**

Appendix 9.D

Tree Survey: 2004

Introduction

- 9D.1 RPS have been appointed by Argent St. George to undertake a survey to locate and assess the condition of trees at the King's Cross Central site.
- 9D.2 The tree survey was undertaken on 5th January 2004 in accordance with guidelines adapted from BS 5837:1991 'Trees in Relation to Construction'. The survey relates to all trees identified within the site boundary and records details of species, height, spread, girth, condition, amenity and BS category values. BS 5837 defines trees that are less than 75mm diameter (roughly comparable to a girth of 0.25m measured 1.5m above ground level) as normally of insufficient size to include within a tree survey. However many trees on the King's Cross Central site fall within this category, but were included to provide a more accurate representation of the vegetation on site.
- 9D.3 No trees were found to be covered by a Tree Preservation Order (TPO), however all trees lie within either the King's Cross Conservation Area or the Regent's Canal Conservation Area.
- 9D.4 Planning Policy Guidance: Planning and the Historic Environment (PPG15) states that:

'Many trees in conservation areas are the subject of tree preservation orders, which means that the local planning authority's consent must be obtained before they can cut down, topped or lopped. In addition to these controls, and in view of the contribution that trees can make to the character and appearance of a conservation area, the principal Act makes special provision for trees in conservation areas which are not the subject of tree preservation orders. Under section 211, subject to a range of exceptions, (including small trees and ones that are dead, dying or dangerous), anyone proposing to cut down, top, or lop a tree in a conservation area is required to give six weeks' notice to the local planning authority. The purpose of this requirement is to give the authority an opportunity to consider bringing the tree under their general control by making a tree preservation in respect of it. Penalties for contravention, which may include a requirement to replant, are similar to those for tree preservation orders.'

- 9D.5 'Tree Preservation Orders, A Guide to the Law and Good Practice by the Office of the Deputy Prime Minister further defines 'small trees' as 'a tree with a diameter not exceeding 75mm'.
- 9D.6 The following Tree Survey schedules, and plans and photographs at Figures 1 to 16 contain all survey information.

Schedules

Assessment

Condition

Graded 1 – 4

1 = Good	Full Healthy canopy; but possibly including some suppressed growth or physical damage
2 = Moderate	Slightly reduced leaf cover, minor dead wood, or isolated major dead wood
3 = Poor	Overall sparse leafing or extensive dead wood
4 = Very Poor	Large areas of crown dead

Amenity Value

Graded 1 – 4

1 = Good	Good overall form and profile with positive contribution to surrounding area. Strong potential within future development
2 = Moderate	Fair appearance and character that contributes to the immediate area. Some potential and worthy of retention within future development
3 = Poor	Overall character contributes little to the surrounding area and is possibly worthy of retention, but its loss would not be significant.
4 = Very Poor	Bad appearance and form does not contribute to the surroundings. No contribution to be made within future development

BS	5837	I = Good	i.	vigorous healthy trees of good form, and in harmony with proposed space and structure;
			ii.	healthy young trees of good form, potentially in harmony with proposed development;
			iii.	trees for screening or softening the effect of existing structures in the near vicinity, or of particular visual importance to the locality;
			iv.	trees of particular historical, commemorative or other value, or good specimens of rare or unusual species;
Category	Graded I – 4	2 = Moderate	i.	trees that might be included in the high category, but because of their numbers or slightly impaired condition are downgraded in favour of the best individuals;
			ii.	immature trees, with potential to develop into the high category;
		3 = Poor	i.	trees in adequate condition, or which can be retained with minimal tree surgery, but are not worthy for inclusion in the high or moderate categories;
			ii.	immature trees, or trees of no particular merit;
		4 = Very Poor	i.	dead or structurally dangerous trees;
			ii.	trees with insecure root hold;
			iii.	trees with significant fungal decay at base or on main bole;
			iv.	trees with a cavity or cavities of significance to safety;
			v.	trees that will become dangerous after removal of other trees for the reasons given in items I to 4.

Tree Survey

Tree or Group Ref.	Species	Height (m)	Spread (m)	Girth (m)	Condition	Amenity Value	BS 5837 Category	Comments
1	London Plane – Platanus acerifolia	12	14	1.6	1	2	2	Mature street tree typical of central London. Wide spreading crown some damage/pollarding on north side.
2	London Plane – Platanus acerifolia	12	10	1.5	1	2	2	Mature street tree typical of central London. Canopy suppressed on north side. Tree leaning to the south.
3	London Plane – Platanus acerifolia	9	8	1.0	1	2	3	Moderately mature street tree typical of central London. Main branches have been pollarded and reduced by a third. Some regrowth.
4	Sycamore – Acer pseudoplatanus	4	2	0.1	2	4	3	Young recently planted specimen. Poor condition. Out of character as street tree.
5	Silver birch – Betula pendula	4	2	0.1	2	4	3	Young recently planted specimen. Poor condition. Out of character as street tree.
6	Oak – Quercus robur	4	2	0.1	2	4	3	Young recently planted specimen. Poor condition. Out of character as street tree.
7	Mountain ash – Sorbus aucuparia	4	2	0.1	2	4	3	Young recently planted specimen. Poor condition. Out of character as street tree.
8	Norway maple – Acer platanoides	4	2	0.1	2	4	3	Young recently planted specimen. Poor condition. Out of character as street tree.
9	Leyland cypress – X Cupressocyparis leylandii	10	8	1.5	1	3	3	Moderately mature specimen with broad dense canopy. Not typical of central London character.

Tree or Group Ref.	Species	Height (m)	Spread (m)	Girth (m)	Condition	Amenity Value	BS 5837 Category	Comments
10	Leyland cypress – X Cupressocyparis leylandii	10	4.8	1.1	I	3	3	Moderately mature specimen with broad dense canopy. Not typical of central London character.
11	Leyland cypress – X Cupressocyparis leylandii	10	5.8	1.2	I	3	3	Moderately mature specimen with broad dense canopy. Not typical of central London character.
12	Crack willow – Salix fragilis	6	7	Multi stem	I	2	2	Moderately mature tree overhanging canal. Vigorous well branched crown.
13	Ash – Fraxinus excelsior	8	7.5	0.9	I	2	2	Moderately mature trees. Good form and well balanced.
14	Hawthorn – Crataegus monogyna	5	4	0.7	I	2	2	Mature tree slightly suppressed by trees 13 and 15.
15	Hawthorn – Crataegus monogyna	5	6	Multi stem	I	2	2	Mature tree, broad dense crown.
16	Ash – Fraxinus excelsior	7	6.2	0.9	I	2	2	Moderately mature tree. Generally well balanced crown.
17	Ash – Fraxinus excelsior	7	8.3	0.8	I	2	2	Moderately mature tree. Twin trunks, wide spreading crown.
18	Sycamore – Acer pseudoplatanus	7	3.4	Multi stem	I	3	3	Moderately mature tree. Suppressed by tree 17.
19	Sycamore – Acer pseudoplatanus	7	6	0.9	I	2	2	Moderately mature tree. Good form and well balanced.

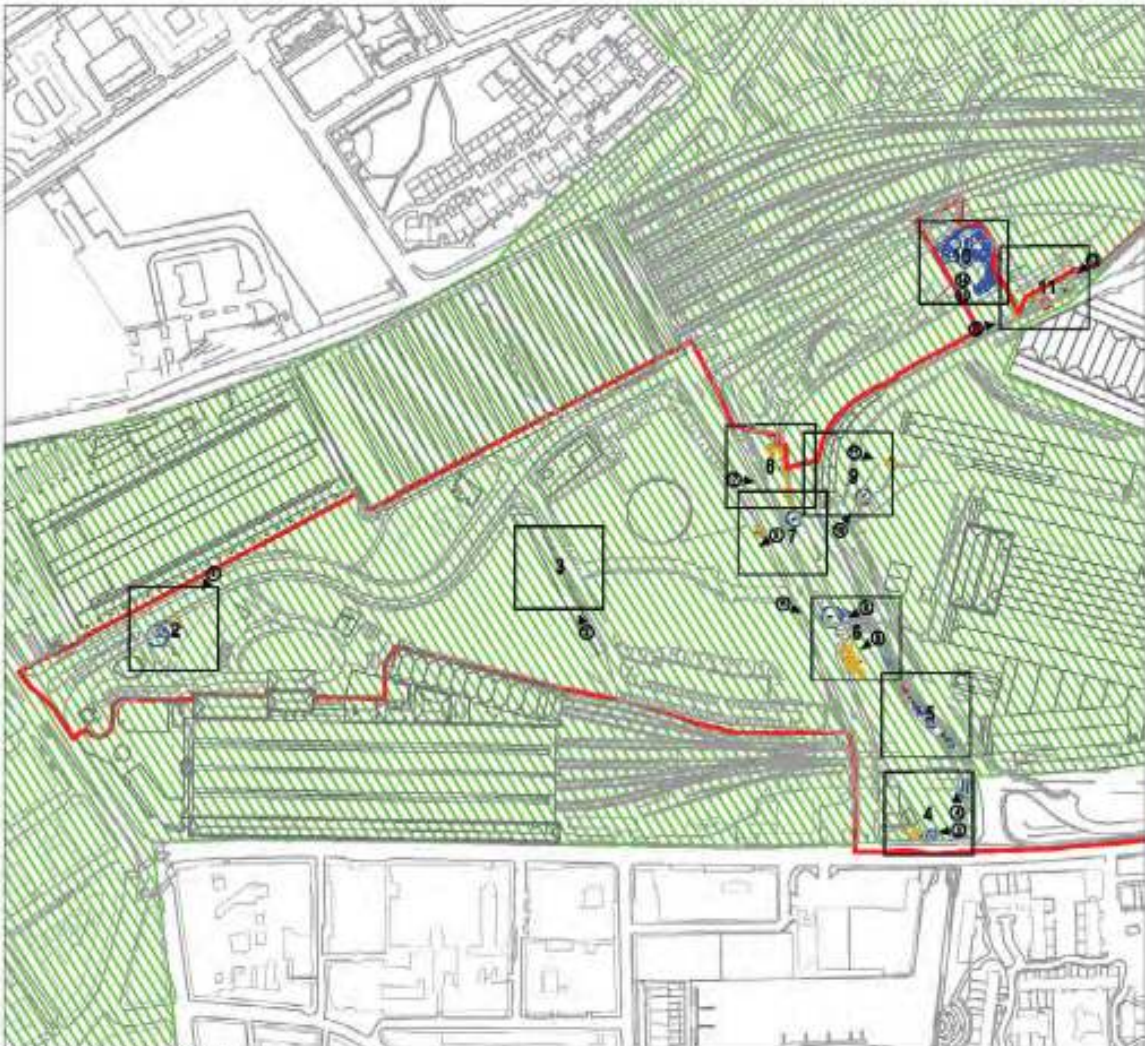
Tree or Group Ref.	Species	Height (m)	Spread (m)	Girth (m)	Condition	Amenity Value	BS 5837 Category	Comments
20	Hawthorn – Crataegus monogyna	5	5.4	0.8	I	2	2	Mature tree, broad spreading crown
21	Hawthorn – Crataegus monogyna	5	5	Multi stem	I	2	2	Mature tree, suppressed by trees 20 and 22.
22	Sycamore – Acer pseudoplatanus	8	4.5	0.6	I	2	3	Moderately mature tree. Slightly suppressed by trees 21 and 23.
23	Ash – Fraxinus excelsior	8	6.1	Multi stem	I	2	2	Moderately mature tree. Three trunks form wide spreading crown.
24	Apple – Malus sp.	4	4.4	0.6	4	4	4	Ivy covered tree with large amounts of dead and dying wood.
25	Ash – Fraxinus excelsior	8	5.3	0.5	I	2	2	Moderately mature multi stemmed tree. Well balanced crown.
26	Sycamore – Acer pseudoplatanus	8	5.8	0.8	I	2	2	Moderately mature tree. Well balanced crown.
27	Group of approximately 12 no Cherry – Prunus avium	4-7	4-6	Mainly multi stem	3	4	3	Trees which have been repeatedly cut to the ground and cut back resulting in extremely unsightly specimens with some fungal disease. Area beneath trees used by barge owners for storage/tipping.
28	Crack willow – Salix fragilis	8	8	approx 0.8	I	2	2	Moderately mature tree growing from canal side. Suppressed by bridge structure and tree 28.
29	Sycamore – Acer pseudoplatanus	13	14	approx 1.5	I	2	2	Large mature tree. Well balanced dense crown in prominent location.

Tree or Group Ref.	Species	Height (m)	Spread (m)	Girth (m)	Condition	Amenity Value	BS 5837 Category	Comments
30	Group comprising; 4 no. Sycamore – <i>Acer pseudoplatanus</i> 1 no. Ash – <i>Fraxinus excelsior</i>	6 6	3 4.5	Multi stem Multi stem	I I	3 3	3 3	Self sown multi stemmed tree seedlings grown from top of road embankment. Young and vigorous.
31	Crack willow – <i>Salix fragilis</i>	9	10	Multi stem	I	2	2	Moderately mature tree. Well balanced, wide spreading crown.
32	Group comprising; 45 no. Alder – <i>Alnus glutinosa</i> 4 no. Goat willow – <i>Salix caprea</i> 3 no. Silver birch- <i>Betula pendula</i> 1 no. Crack willow – <i>Salix fragilis</i>	8 5 6 6	2 1.5 1.5 2	approx 0.2 approx 0.15 approx 0.15 approx 0.15	I I I I	2 2 2 2	3 3 3 3	Young vigorous trees closely spaced in narrow strip beside canal. Dense understorey of buddlia.
33	Sycamore – <i>Acer pseudoplatanus</i>	10	3.7	0.6	I	3	3	Moderately mature twin stemmed tree suppressed by tree no 34.
34	Sycamore – <i>Acer pseudoplatanus</i>	10	10	1.2	I	2	2	Mature tree, broad spreading crown, in prominent location.
35	Group comprising; 3 no. Ash – <i>Fraxinus excelsior</i>	5	2.5	approx 0.2	I	3	3	Self sown tree seedlings growing from top of retaining wall. Young and vigorous.

Tree or Group Ref.	Species	Height (m)	Spread (m)	Girth (m)	Condition	Amenity Value	BS 5837 Category	Comments
36	Group comprising;							Group of young vigorous trees planted as part of a mixed native woodland at Camley Street Natural Park
	9 no. Crack willow – <i>Salix fragilis</i>	6-8	5-8	Multi stem	I	2	2	
	12 no. Crack willows (coppiced)	4	4	Multi stem	I	2	2	
	8 no. Alder – <i>Alnus glutinosa</i>	6	1.5-3.5	approx 0.2	I	2	2	
	9 no. Aspen – <i>Populus tremula</i>	8	4-5	approx 0.3	I	2	2	
	2 no. Cherry – <i>Prunus avium</i>	7	5	approx 0.3	I	2	2	
	2 no. Silver birch – <i>Betula pendula</i>	10	6	approx 0.8	I	2	2	
	1 no. Downy birch – <i>Betula pubescens</i>	6	3	approx 0.2	I	2	2	
	1 no. Hawthorn – <i>Crataegus monogyna</i>	3	1.5	approx 0.2	I	2	2	
	5 no. Elder – <i>Sambucus nigra</i>	3	1-2	approx 0.3	I	2	2	
37	Small leaved lime – <i>Tilia cordata</i>	8	6.5	0.9	I	1	1	Moderately mature tree. Vigorous, good balanced form and canopy
38	Goat willow – <i>Salix caprea</i>	6	7.4	Multi stem	2	4	4	Mature tree growing from base of wall. Previously cut back resulting in poor shape.
39	Sycamore – <i>Acer pseudoplatanus</i>	7	4.5	0.7	I	3	3	Moderately mature tree growing from base of wall. Suppressed by tree 40.
40	Large leaved lime – <i>Tilia platyphyllos</i>	10	9.4	1.3	I	1	1	Mature tree well balanced form and canopy.

Conclusions

- 9D.7 The survey has identified 157 trees either as individuals or in groups, all of which lie within either the King's Cross Conservation Area or the Regent's Canal Conservation Area. However, 87 of the 157 trees on the King's Cross Central site are less than 75mm in diameter and therefore fall within the category which is normally considered too small to include within a tree survey, but were included to provide a more accurate representation of the vegetation on site.
- 9D.8 The majority of trees on site are considered to be in good condition (even if many are juvenile) and are of moderate amenity value. A summary of the relevant BS categories is as follows:
- High – 2 trees
 - Moderate – 67 trees
 - Low – 86 trees
 - Fell – 2 trees
- 9D.9 The small number of high quality trees and the limited area covered by vegetation in general reflects the sites relative lack of importance in soft landscape terms. The majority of trees are concentrated along the canal corridor and are probably self sown seedlings. The 3 London planes (ref. 1, 2 and 3) were planted as typical city street trees and the 2 lime trees (ref. 37 and 40) by the canal lock were planted for ornament. Camley Street Natural Park is a statutory Local Nature Reserve and a non-statutory Site of Metropolitan Importance. The trees within group ref. 36 were planted for their ecological and educational value.
- 9D.10 The trees of greatest importance which should be retained as a priority within the site due to their size, species, quality and character are 1, 2, 3, 37 and 40. Trees within group ref. 36, although not individually significant, are important as part of Camley Street Natural Park and should be retained where possible.
- 9D.11 Following the completion of this stage of the tree survey the next stage needs to identify which trees are likely to be lost as part of the development proposals.



- Key
- 1. High
 - 2. Moderate
 - 3. Low
 - 4. Nil
 - 1-11 Detailed Survey Plans - See Figures 2 to 11
 - Regent's Canal / King's Cross Conservation Area
 - Site Boundary
 - Photo Location

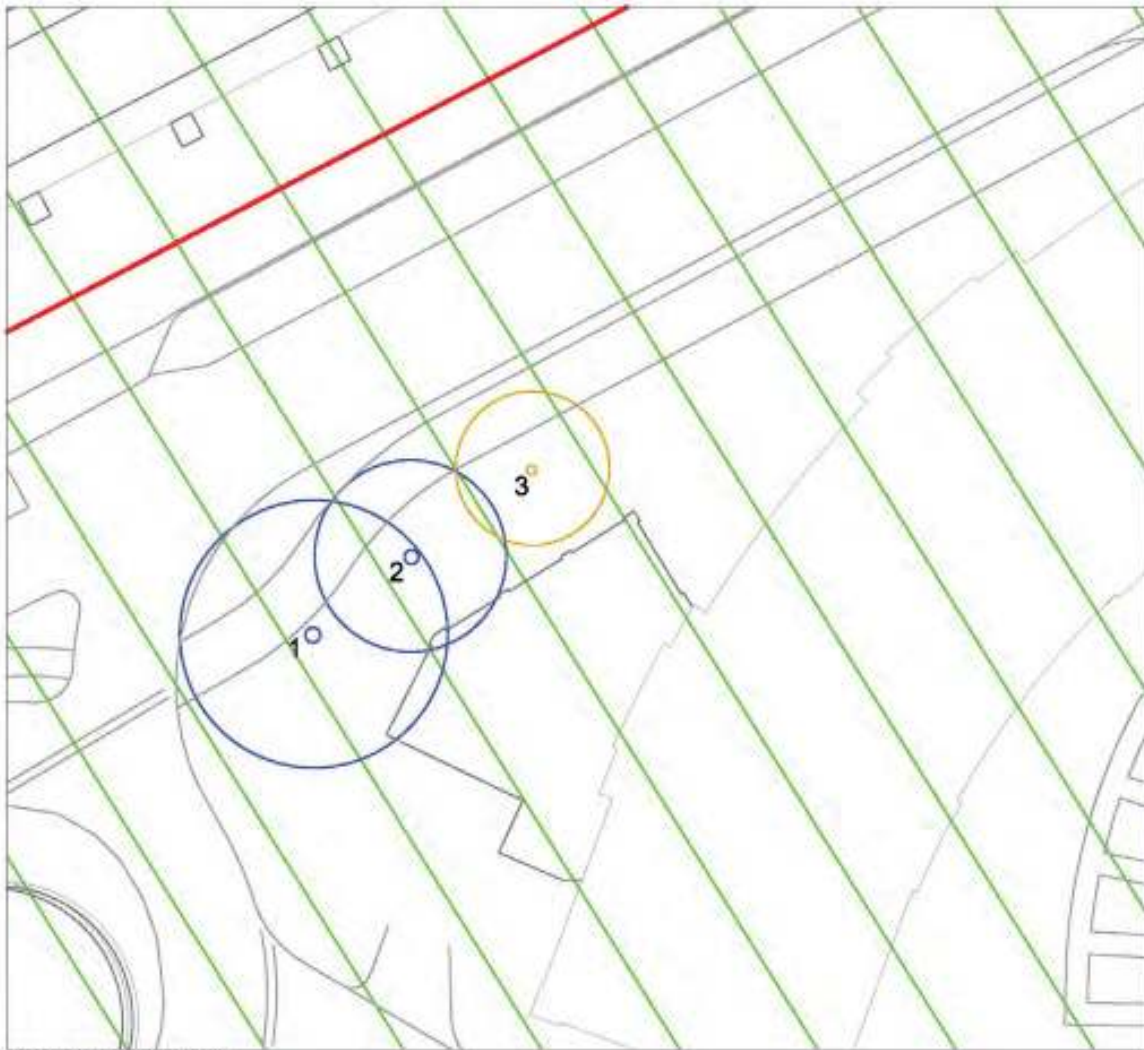
Planning, Transport and Environment

Project
King's Cross Central

Title
Site Plan

Project Number 4227	Drawn/Checked 9D.1
Scale N/A	Date January 2024

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- Key**
- BS 5837 Condition Category**
- 1. High
 - 2. Moderate
 - 3. Low
 - 4. Fell
- 1 Tree reference number
 - Regent's Canal / King's Cross Conservation Area
 - Site Boundary

Planning, Transport and Environment

Page

King's Cross Central

The

Tree Survey

Page Number	Scale Ratio
4031	90.2
Site	Date
NTS	January 2004



- Key**
- BS 5837 Condition Category
 - 1. High
 - 2. Moderate
 - 3. Low
 - 4. Fell
 - 1 Tree reference number
 - Regent's Canal / King's Cross Conservation Area
 - Site Boundary

Planning, Transport and Environment

Project
King's Cross Central

Title
Tree Survey

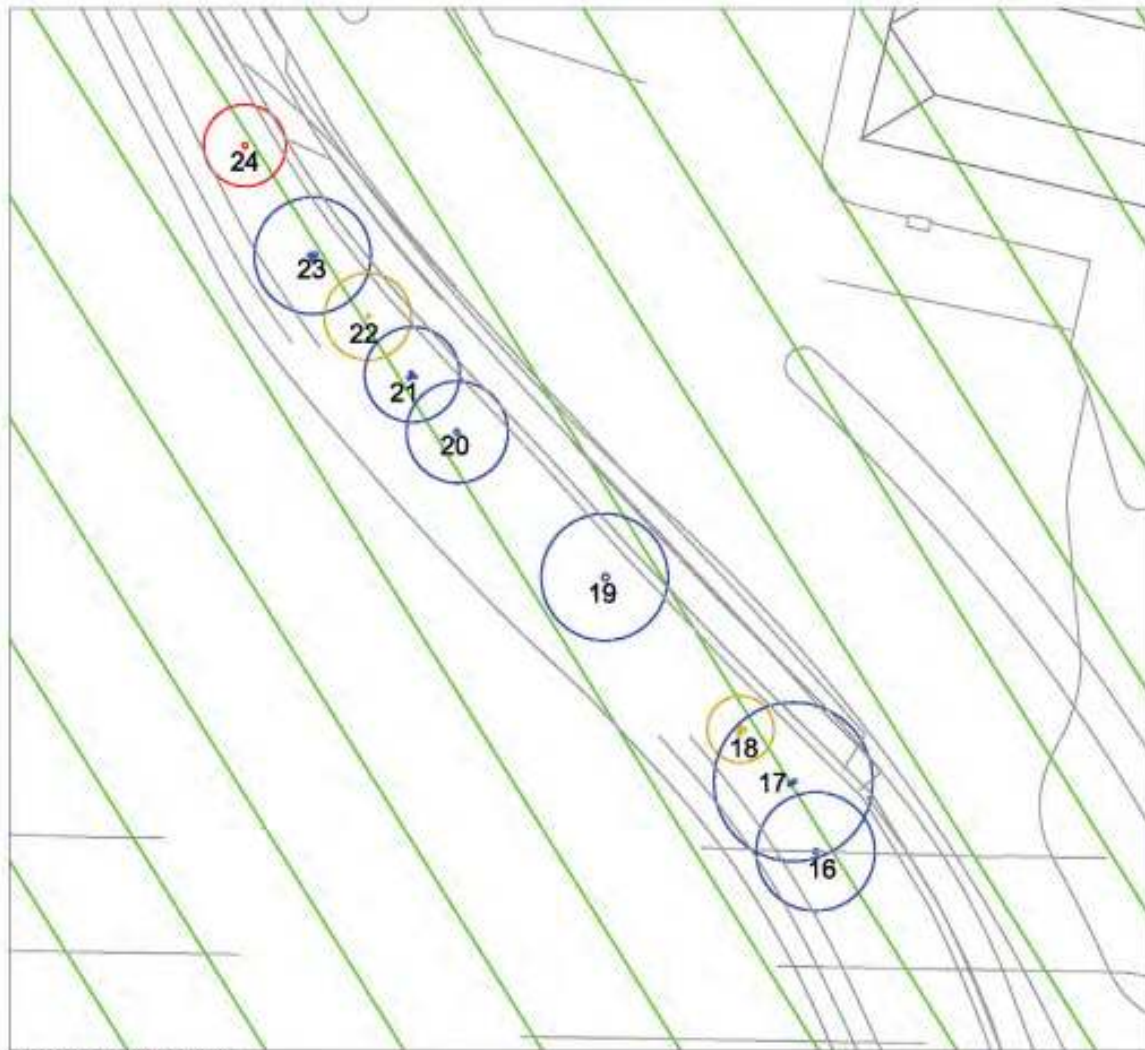
Project Number 4031	Scale Ratio 90.3
Date 1/12	Date January 2008



- Key**
- BS 5837 Condition Category**
- 1. High
 - 2. Moderate
 - 3. Low
 - 4. Poor
- 1 Tree reference number
 - Regent's Canal / King's Cross Conservation Area
 - Site Boundary



Project	
King's Cross Central	
Title	
Tree Survey	
Report Number	Drawing Number
4207	BD.4
Scale	Date
1:15	January 2008



- Key**
- BS 5837 Condition Category
 - 1. High
 - 2. Moderate
 - 3. Low
 - 4. Poor
 - 1 Tree reference number
 - Regent's Canal / King's Cross Conservation Area
 - Site Boundary


Planning, Transport and Environment

Site:
 King's Cross Central

Title:
 Tree Survey

Inspector: GSI	Drawing Number: 90_5
Date: N/A	Date: January 2004



- Key**
- BS 5837 Condition Category
 - 1. High
 - 2. Modest
 - 3. Low
 - 4. Poor
 - Tree reference number
 - Regent's Canal / King's Cross Conservation Area
 - Site Boundary




Plan:
King's Cross Central

Title:
Tree Survey

Reference: 0207	Drawing Number: 90.6
Date: 1/11	Date: January 2004



- Key**
- BS 5837 Condition Category
 - 1. High (Green circle)
 - 2. Moderate (Blue circle)
 - 3. Low (Yellow circle)
 - 4. Foli (Red circle)
 - Tree reference number (Number in box)
 - Regent's Canal / King's Cross Conservation Area (Green hatched area)
 - Site Boundary (Red line)




From
King's Cross Central

To
Tree Survey

Project No	Drawn by
023	90.7
Date	Scale
1/10	1:1000



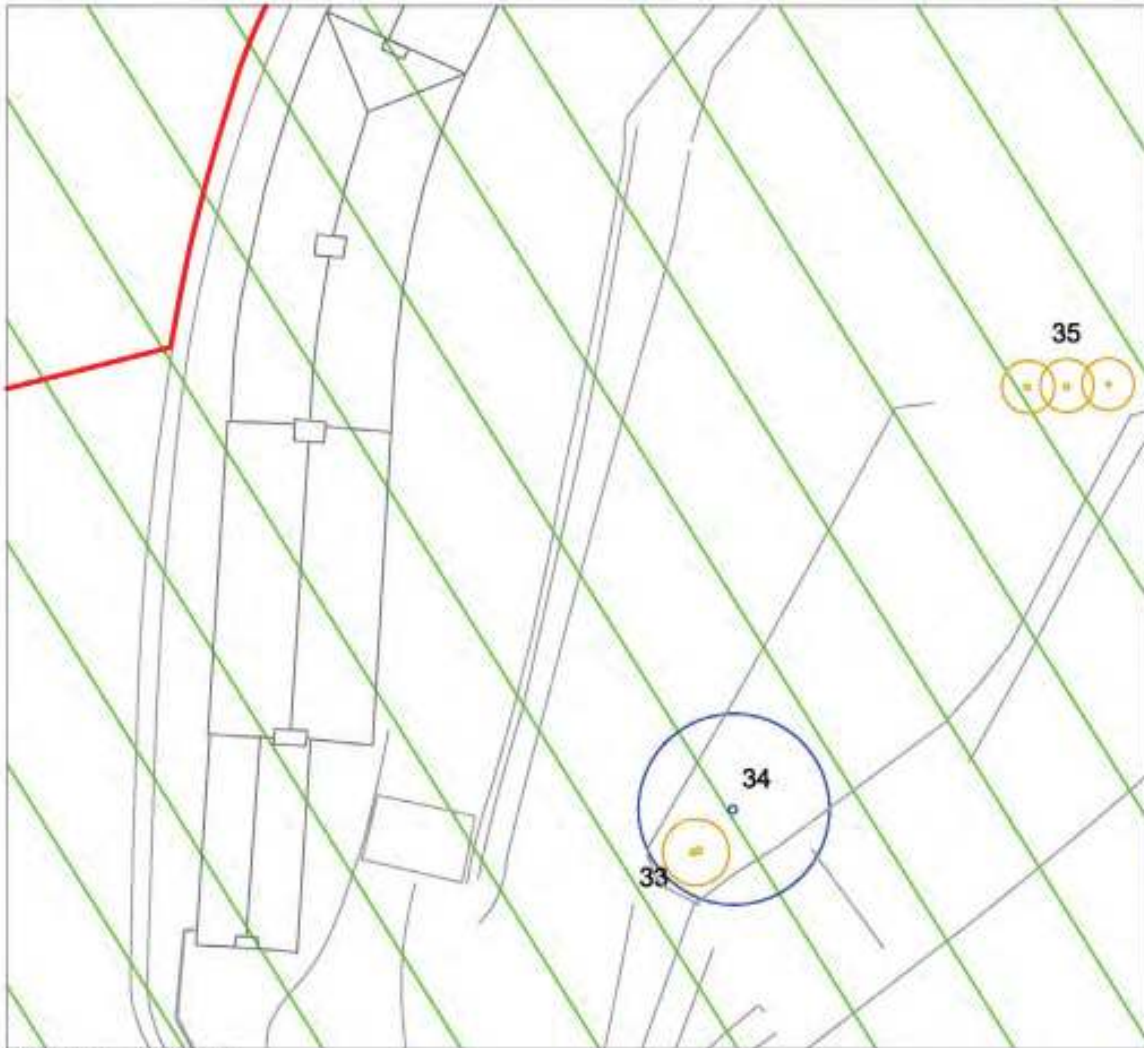
- Key**
- BD 937 Condition Category
 - 1. High
 - 2. Moderate
 - 3. Low
 - 4. Poor
 - 1 Tree reference number
 - Regent's Canal / King's Cross Conservation Area
 - Site Boundary




Project
King's Cross Central

Title
Tree Survey

Report Number	Drawing Number
0207	BD_8
Scale	Date
1:10	January 2004



- Key**
- BS 5837 Condition Category:
- 1. High
 - 2. Moderate
 - 3. Low
 - 4. Fair
- Tree reference number
 - Regent's Canal / King's Cross Conservation Area
 - Site Boundary

 **Planning, Transport and Environment**



Site: **King's Cross Central**

Title: **Tree Survey**

Project Number: 0037	Drawing Number: 90.9
Date: 1/15	Date: January 2006



- Key**
- BS 5837 Condition Category
 - 1. High
 - 2. Moderate
 - 3. Low
 - 4. Fair
 - Tree reference number
 - Regent's Canal / King's Cross Conservation Area
 - Site Boundary

Planning, Transport and Environment



From
King's Cross Control

To
Tree Survey

Project Name 4201	Drawn by 9D_10
Scale 1:75	Date January 2004



- Key**
- BS 5837 Condition Category
 - 1. High
 - 2. Moderate
 - 3. Low
 - 4. Fair
 - Tree reference number
 - Regent's Canal / King's Cross Conservation Area
 - Site Boundary

Housing, Transport and Environment

From
King's Cross Central

To
Tree Survey

Project Number 4257	Drawing Number 9D.11
Issue RTS	Date January 2004



Photo 1



Photo 2



Photo 3

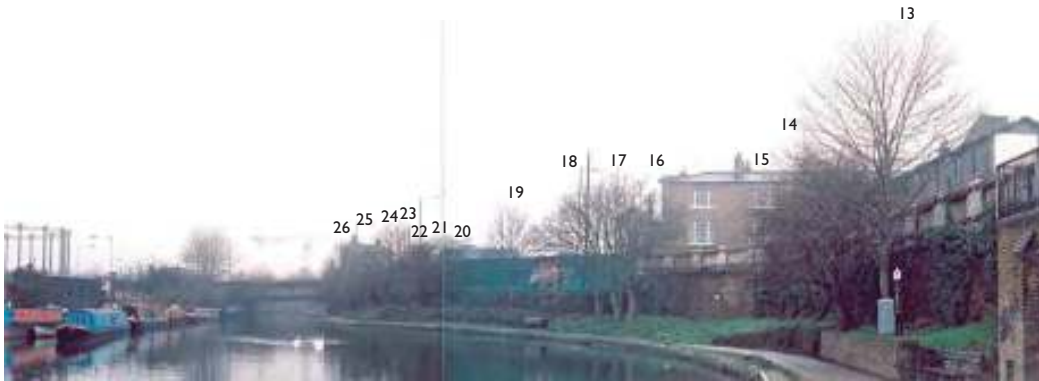


Photo 4



Photo 5. Tree Group 27



Photo 6. Tree 29



Photo 7. Tree Group 32



Photo 8. Tree 28



Photo 9. Tree Group 30



34

33

Photo 10



Photo 11. Tree Group 35



37

38

Photo 12



39

40

Photo 13



Photo 14. Tree Group 36



Photo 15. Tree Group 36