138–140 Highgate Road Appeal

Proof of Evidence

Appellant: IDM Properties
Office B, West Gainsborough Studios
1 Poole Street
London N1 5EA

Subject: Arboricultural issues connected with the proposal

Date: 7th November 2014

Doc. No.: AA-1

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1 INTRODUCTION

1.1 Qualifications and Experience

1.1.1 I am Ben Rose and I trade under the company name of Bosky Trees. I have been an independent arboricultural consultant since 2001 and I have worked on development projects throughout this time. I also worked as a part-time arboricultural officer for the planning department at Bristol City Council where I was responsible for advising on planning applications, managing applications for work to protected trees, and notifications of works to trees in conservation areas. I am a chartered arboriculturist with the Institute of Chartered Foresters. I am also an Arboricultural Association Registered Consultant, this is the highest qualification in the UK's arboricultural industry. A more detailed summary of my qualifications and experience is provided at appendix 1.

1.2 The Purpose of This Report

1.2.1 In September 2013 I was commissioned by to carry out a survey of trees in and around 138–140 Highgate Road, provide advice on proposals to re-develop the land and produce an arboricultural impact assessment report. My report (Dated 20th February 2014) was submitted as part of a planning application to Camden Council (application reference: 2014/1692/P). This planning application was refused on 2nd June 2014. Reason 4 of the refusal specifically related to the proposed pruning of a mature London plane tree.

1.2.2 Since the planning application was refused I have been commissioned by IDM Land Ltd to produce a proof of evidence to support an appeal of the planning decision.

1.3 Reference Documents

1.3.1 The following documents have been reviewed to inform this report:

- Proposed Ground Floor - Brooks/Murray - Drawing number: 977-P-020
- Proposed First Floor - Brooks/Murray - Drawing number: 977-P-021
- Proposed Second Floor - Brooks/Murray - Drawing number: 977-P-022
- Proposed Roof Plan - Brooks/Murray - Drawing number: 977-P-023
- Arboricultural Impact Assessment - Bosky Trees - 20th February 2014
- Notice of Refusal - London Borough of Camden - 2nd June 2014
- Delegated Report - Ben Le Mare - Application reference: 2014/1692/P

1.4 Planning Restrictions Relating to Trees

1.4.1 Camden Council's planning department advised by an email that none of the trees adjacent to the site are protected by a Tree Preservation Order (TPO). However the site is located within the Dartmouth Park Conservation Area. A copy of this email is provided as appendix 2.

1.5 Reasons for Refusal

1.5.1 My evidence addresses the reason for refusal that relates to arboricultural issues, Reason 4. This reason is reproduced in full:

"The proposed pruning and associated reduction in size of a mature London plane tree (T9), as indicated in the submitted Arboricultural Impact Assessment (by Bosky Trees, 20th February 2014), would harm the visual amenity of the tree and its contribution to the streetscene and public open space and would harm the character of the Dartmouth

Park Conservation Area, which is contrary policies CS14 (Promoting high quality places and conserving our heritage) and CS15 (Protecting and improving our parks and open spaces and encouraging biodiversity) of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies."

2 PRUNING LONDON PLANE TREES

2.1 London Plane Trees

2.1.1 The London plane (*Platanus* x *acerifolia*) is a hybrid between the American plane (*P. occidentalis*) and the Oriental plane (*P. orientalis*). It is one of the largest ornamental urban trees available to town planners. It has hybrid vigour[1] which makes it particularly tolerant of pruning, atmospheric pollution and soil compaction, and for these reasons it is a popular urban tree. This species is frequently planted in cities throughout the temperate regions of the world. London plane trees are very common throughout London, and Camden is no exception.

2.2 Pollarding

2.2.1 The proposed scheme involves the pollarding of a London plane tree (T9) and Reason 4 of the planning refusal is that this pruning would harm the visual amenity of the tree and its contribution to the streetscene and public open space and would harm the character of the Dartmouth Park Conservation Area.

2.2.2 Pollarding is the decapitation of a tree at a certain height above ground level, removing all of the crown but sometimes leaving some decapitated framework branches, in species adapted to this treatment[2]. In arboricultural terms, a maiden tree is one which has never been pollarded.

2.2.3 Once a tree has been pollarded the crown grows back. Pollards are traditionally maintained under cyclic management where the crown is periodically re-pollarded by cutting it back to the original pollard points.

2.2.4 Trees growing on clay soils can cause soil shrinkage that leads to building subsidence[3] and this can be managed by pollarding or carrying out heavy crown reductions to trees[4].

2.2.5 It is not unusual for London planes to be pollarded to facilitate development works or to remediate a tree after significant root damage.

2.2.6 Pollarding is a standard arboricultural practice throughout the world and is described in international text books e.g. Modern Arboriculture by Alex Shigo[5].

2.3 Pollarding London Planes

2.3.1 The standard reference for tree work in the UK is detailed in BS3998:2010 Recommendations for Tree Work[6]. This standard gives general recommendations for tree

[1] Mitchell, A & Wilkinson, J (1995). *Collins Pocket Guide: Trees of Britain and Northern Europe*. HaperCollins.
[2] Wilson, P (2013). A-*Z of Tree Terms: A companion to British arboriculture.* Orange Pippin Trees. www.treeterms.co.uk.
[3] Institution of Structural Engineers (2000), Subsidence of Low Rise Buildings, 2nd Edition, A Guide for Professionals and Property Owners. ISBN 1 874266 54 9.
[4] Hipps, N.A., Atkinson, C.J. & Griffiths, H (2006). Pruning trees to reduce water use – Summaries of research, conclusions and recommendations. BRE information paper IP7/06. BRE publications www.brepress.com.
[5] Shigo, A. L. (1991). *Modern Arboriculture: A Systems Approach to the Care of Trees and Their Associates*. Shigo and Trees.

work from basic pruning works to the management of structurally weak or decayed trees. It also provides guidance on management options for established trees. This guidance document is designed to be general and so it does not provide guidance for specific tree species.

2.3.2 BS3998 states that if pollarding is to be carried out it should preferably start soon after the tree has become established. It is widely accepted that initiating pollarding to older trees should be avoided, but each tree species seems to respond differently and London plane trees are considered an exception to the rule because mature or post mature maidens are likely to respond well to cutting[7] (as shown in the table provided in appendix 3). A resistance to pollarding has contributed to this tree becoming widely planted in London last century[8].

2.3.3 It is not unusual to find a pollarded London plane tree in any urban setting in the UK. Some of these trees are managed pollards (that are regularly pruned), others are lapsed pollards (that were once pollarded but have since grown a full crown), and some are 'giraffe' pollards (these are lapsed pollards that has subsequently been given a crown reduction).

2.3.4 It is common knowledge amongst tree surgeons and arboriculturists that pollarding is appropriate for London plane trees, and many members of the public are also aware of this.

2.4 Pollarding London Plane Trees in Camden

2.4.1 Clay soils are present in many parts of London and so tree-related building subsidence is not uncommon. Therefore, where this is appropriate, it is advised that local authorities instigate a regime of cyclical pollarding of council tree stock to protect them from insurance claims[9]. For this reason it is common to see pollarded trees all over London.

2.4.2 The Brunswick Plane is a notable tree listed on Camden Council's website. This is a special tree because it is a maiden. Beneath the description of this tree the web page states: "*Generally Plane trees found in urban areas tend to either have very long trunks with few lower branches due to trimming or have undergone pollarding*[10]."

2.4.3 Camden Council has a duty under the Town and Country Planning Act (1990), as amended in the Town and Country Planning (Tree Preservation) (England) (2012), to deal with trees on private land and as part of planning applications, Tree Preservation Orders (TPOs) and trees in conservation areas.

2.4.4 A TPO is made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. Anyone wanting to cut down, top, lop or uproot trees subject to a TPO must first apply to the local planning authority for its consent unless the proposed work is exempt through an exception[11]. This means that if a person is planning to prune or remove a tree in Camden they will need to check with Camden Council to find out if it is protected by a TPO before carrying out any work. If the

[6] British Standards Institution (2010). *BS3998 Recommendations for Tree Work.* BSI, London.
[7] Read, H (2000). *Veteran trees: A Guide to good management.* English Nature, Peterborough.
[8] Rushforth, K (1980). *The Mitchell Beazley pocket Guide to Trees*. Mitchell Beazley.
[9] LTOA (2008). *A Risk Limitation Strategy for Tree Root Claims*. London Tree Officers Association.
[10] http://www.camden.gov.uk/ccm/content/leisure/outdoor-camden/trees/trees-in-camden.en?page=6
[11] DCLG, (2014) Tree Preservation Orders and trees in conservation areas, planning Practice Guidance http://planningguidance.planningportal.gov.uk/blog/guidance/tree-preservation-orders/

tree is protected they will need to apply to the council for permission to carry out the works.

2.4.5 In considering an application for works on a protected tree, the local planning authority should assess the impact of the proposal on the amenity of the area and whether the proposal is justified, having regard to the reasons and additional information put forward in support of it. The authority must be clear about what work it will allow and any associated conditions. When considering an application the authority is advised to:

- assess the amenity value of the tree and the likely impact of the proposal on the amenity of the area;
- consider, in the light of this assessment, whether or not the proposal is justified, having regard to the reasons and additional information put forward in support of it;
- consider whether any loss or damage is likely to arise if consent is refused or granted subject to conditions;
- consider whether any requirements apply in regard to protected species;
- consider other material considerations, including development plan policies where relevant; and
- ensure that appropriate expertise informs its decision.

2.4.6 Following their assessment, the council will make a decision on whether or not the proposals are reasonable and justified. The council may advise in its decision letter that part of the work is acceptable and give consent to this and refuse other work which is unacceptable. The council could also grant consent for less work than that requested (for example, by allowing the reducing of the crown of a tree by 20% rather than the 50% applied for).

2.4.7 Trees in a conservation area that are not protected by a TPO are protected by the provisions in section 211 of the Town and Country Planning Act 1990. These provisions require people to notify the local planning authority, using a 'section 211 notice', six weeks before carrying out certain work on such trees, (unless an exception applies). This notice period gives the authority an opportunity to consider whether to make a TPO on the tree.

2.4.8 Camden Council keeps an online register of all tree work applications and notifications for tree works in conservation areas. In some cases where local people might be affected by an application or where there is likely to be a good deal of public interest, the authority would display a site notice or notify residents, authorities, or groups affected. This is in accordance with government guidance[12].

2.4.9 I have checked the online register of applications to work on protected trees and section 211 notifications and selected the applications that refer to pollarding or heavily reducing London plane trees. There are a large number of applications of this nature and so I have looked at only the applications where decisions have been made in 2013 and 2014, (this information is provided as appendix 4). This investigation shows that there have been numerous applications for pollarding and heavy reductions of London plane trees that have been approved, with no conditions, by Camden Council within the past year (13 of these are listed in appendix 4). The records also show that section 211 notices

[12] DCLG, (2014) Tree Preservation Orders and trees in conservation areas, Planning Practice Guidance http://planningguidance.planningportal.gov.uk/blog/guidance/tree-preservation-orders/

for pollarding and heavy reductions of London plane trees are also regularly permitted, with no objection, by Camden Council (24 of these are listed in appendix 4).

3 MANAGEMENT OF T9

3.1 The Situation

3.1.1 The base of the trunk of the London plane (T9), which is subject to reason 4 of the refusal, is situated outside of the Site on land owned by the local authority. The nearest edge of the trunk is approximately 4.5m from the site boundary but the crown overhangs the site by approximately 3.5m. The proposed development involves constructing a new building up to the edge of the site, and so the exterior wall of the new building would be approximately 4.5m away from the edge of the trunk.

3.1.2 The standard approach for assessing the impacts of new developments on trees is detailed in BS5837:2012[13] Trees in relation to design, demolition and construction - Recommendations. As well as an evaluation of the extent of the impact on existing trees, the arboricultural impact assessment should include trees to be pruned, including any access facilitation pruning, also clearly identified and labelled or listed as appropriate (See section 5.4.3 (d)).

3.1.3 In section 5.5.6 of BS5837 it identifies that the tree protection plan must make allowances for all construction operations which will be undertaken in the vicinity of trees. Factors that need to be considered are listed and one of these is:

(i) *working space for cranes, plant, scaffolding and access during works*.

3.1.4 In my assessment of the proposed development I allowed for a 2m buffer around the building for scaffolding and construction access. This zone is highlighted with orange hatching on the tree protection plan that I produced (TPP-1). This would involve scaffolding being installed 2.5m from the trunk, and approximately 5.5m within the current crown spread. A 2m buffer is a standard with as it is required to produce a platform sufficient to satisfy health and safety requirements for construction workers. Giving the tree 2m separation from this building also allows space for the tree to re-grow foliage after pruning.

3.2 Options for Tree Management

3.2.1 A property owner has right under common law to cut back tree branches that overhang onto their property[14] (provided that there are no planning restrictions on the trees) and so there need not be a direct conflict between the construction of the proposed development and the retention of the adjacent tree (T9).

3.2.2 In this situation there are three realistic options for the management of this tree (T9), these are:

1. Cut back the edge of the crown closest to the Site to provide sufficient space for the building and associated scaffolding;
2. Pollard the tree;
3. Fell the tree by cutting it at ground level.

[13] British Standards Institution (2012). BS5837 Trees in relation to design, demolition and construction – Recommendations. BSI, London.
[14] https://www.gov.uk/how-to-resolve-neighbour-disputes/high-hedges-trees-and-boundaries

3.3 The Proposed Pruning

3.3.1 In section 3.6 of my original report I discussed the pruning this I considered to be appropriate for the two adjacent London plane trees (T8 and T9) and explained my reasoning:

"There are two adjacent trees that currently overhang the site a little and so it will be necessary to prune these trees to allow sufficient space for the scaffolding required around the building during construction. It will be relatively simple to do this to T8 because it has long lateral limbs and it would easily tolerate the pruning required. Therefore for T8 it is proposed that the crown facing the site is reduced to give 2m clearance from the edge of the new building.

T9 is a mature London plane that has had a recent crown lift over the road. It is quite close to the edge of the proposed new structure. The tree would be left with an odd appearance if only the branches extending over the site were reduced and so it is proposed that the whole crown is reduced. The specification for this tree is to reduce the tree to a height of 10m and to re-balance the remaining crown framework. This is a frequently used form of management for London plane trees and they respond well to the treatment. Once the new building has been constructed it is likely that the crown will grow to accommodate the space available and future conflicts would be minimal.

I understand that the developer will fund this management and the future management requirements of these off-site trees."

3.3.2 The specification provided in the schedule at the rear of the report recommends the following work for T9:

"Pollard at a height of 10m. Reduce the remaining crown framework to give a balanced shape."

3.4 Implication of the Proposed Works on the Health and Life Expectancy of the Tree

3.4.1 Severe pruning of the branches or stems is effective in delaying the time of aging[15]. It shortens the internal transport system and improves the supply of the periphery with water and nutrients. This can be regarded as a physiological rejuvenation. Pruning also induces younger buds or tissue to form normal or adventitious shoots, those being more juvenile than those removed. This can be seen as a kind of semi-ontogenetical rejuvenation. Also, pollarded trees develop a constantly rejuvenated, energy-creating, young canopy on top of an increasingly ageing trunk and this slows the tree's normal aging processes[16].

3.4.2 London planes are a particularly tolerant species and they often grow back after being heavily reduced (see section 2.3). The outward appearance of this tree indicates that it is in good physiological condition. A London plane of this size and condition would be expected to survive a heavy crown reduction. It is unlikely that the tree would decline as a result of the proposed tree works and nor is it likely that its life expectancy would be significantly reduced.

[15] Fontanier E.J. and H. Jonkers (1976). *Juvenility and maturity of plants as influenced by their ontogenetical and physiological aging*. Acta Horticulturae, 427 p.37-44.
[16] Ferrini, F. (2007). *Pollarding and its effects on tree physiology: a look to mature and senescent tree management in Italy*, Arborist News, Vol. 3, pp. 27-29.

3.5 Impact of Proposed Tree Works on Visual Amenity

3.5.1 This tree (T9) is part of a group of trees in public open space alongside Highgate Road. The trees have value as a group but, because of this proximity to other similar trees, it does not stand out as a tree of exceptional amenity value.

3.5.2 The proposed tree works would involve removing the upper crown, and this would leave the tree's branch structure with a candelabra form. The works would reduce the size of the tree and give it a managed appearance, but subsequent growth would be at an even rate and it would have a uniform appearance.

3.5.3 Initially the works would be noticeable but the crown would soon grow back, and so the visual impact of the works would not be permanent. Re-growth would appear in the first growing season and sprout from the tips of the cut limbs (as demonstrated in figure 2). Subsequent re-growth would extend at approximately 0.5m per year (depending on its position in the crown, the vigour of the branch, and the levels of light that it receives). The tree will need to be periodically re-pollarded. This will again modify the appearance of the tree for a period in time.

3.5.4 The officer's report states that *"The tree would need to be pruned every subsequent two or three years to maintain the tree at this new size due to the close proximity of the proposed development".* In my opinion this is a slight exaggeration, I think that it is more likely that repeat pruning would be required on a 3–5 year cycle.

3.6 The Cost of Future Management

3.6.1 Pollarded trees need more regular maintenance than maiden trees and so it is likely that the introduction of pollarding will result in increased management costs over future years.

4 DISCUSSION

4.1 Appropriate Management Works for T9

4.1.1 London plane trees are some of the largest trees that can be found in towns and cities. They are prevalent urban trees because they are particularly tolerant of pruning, atmospheric pollution and soil compaction.

4.1.2 This tree overhangs the property of IDM Land Ltd and, as owners of the Site, they have common law rights to cut back the overhanging branches to the Site boundary. However, simply cutting the tree back to the boundary would be inadequate as there would not be sufficient space to avoid future conflicts between the tree and the new structure. There would also be a need for scaffolding around the proposed new building and so a degree of access facilitation pruning would also be required.

4.1.3 One option for management would be to cut back the edge of the crown closest to the Site to provide sufficient space for the building and associated scaffolding. I expect that the tree would tolerate such pruning but it would create an unbalanced crown with short stubs on one side. New shoot growth would develop from these stubs but they would be shaded by branches higher up in the crown, and so any new growth is likely to be weak (see figure 1 in appendix 5 for a an example of such work). In my view, applying this form of pruning to T9 would create a disfigured tree with an unbalanced crown and this would reduce its amenity value.

4.1.4 London plane trees can be pollarded without significant long-term adverse effects to their health. After pollarding the crown of the tree re-grows and so the visual impact of

the works is not permanent. The resulting crown shape is balanced contributes to the new crown developing with an attractive appearance, (see figure 2 in appendix 5 for examples that demonstrate these traits). It is of note that the reason for refusal was on the basis of impacts of amenity and not because the proposed works would have adverse impacts on the health of the tree.

4.1.5 T9 is in good physiological condition and is likely to respond well to the crown reduction that has been proposed. It is my opinion that the initiation of pollarding on this tree would be the best form of management available were this Site to be developed.

4.1.6 Pollarded trees need regular maintenance and so the introduction of pollarding will result in increased management costs over future years. This was acknowledged in my original report along with a statement that the applicant was willing to provide an appropriate contribution for the cost of future management of adjacent trees. Therefore there is scope for this factor to be accounted for as part of a planning agreement.

4.2 Impacts on Amenity

4.2.1 Pollarding is common in London to manage subsidence or simply to manage the size of the crown of a tree. Therefore, pollarding T9 will not make it an unusual feature in the streetscene and I would expect that most members of the public would not see anything remarkable about the tree after it had been pruned. I think that it is most likely that members of the public will see the tree as another managed London plane that is typical in the city and, as such, the impact of the proposed tree works on the visual amenity of the local area would be negligible.

4.2.2 Pollarding can often be appropriate for the management of trees in conservation areas and for trees of significant amenity value; the large number of planning consents for this form of management to London planes that have been recently issued demonstrates that this view is accepted by Camden Council. The advice to carry out cyclical pruning of trees in areas at risk of tree-related subsidence provided by the London Tree Officers Association also supports the view that pollarding does not result in unacceptable reductions in the amenity value of trees.

4.2.3 I expect that the tree would survive for a further 50−150 years in its current condition, and a similar length of time after it had been pollarded. Once the new building has been constructed it is likely that the crown will grow to accommodate the space available and future conflicts would be minimal. If the proposed development were carried out the proposed pruning would help create a tree that can further mature and make a long-term contribution to the local landscape.

4.2.4 The proposed development does not involve the loss of any large mature trees from the Dartmouth Park conservation area. The pruning that has been proposed for the tree is not an unusual form of tree management for London plane trees in Camden and the resulting crown appearance would not significantly detract from the amenity provided by the surrounding group of trees in the public open space.

4.3 Conclusion

4.3.1 This tree (T9) would need pruning to avoid future conflicts with the proposed new structure. It is my opinion that the initiation of pollarding on this tree would be the best form of management available if the proposed development were to go ahead. The tree is in good physiological condition and is likely to respond well to proposed tree works. The proposed type of management is appropriate for the local area and it would help create a tree that has long-term amenity value.

4.4 Statement of Truth

4.4.1 I understand my duty to the Inquiry and have complied, and will continue to comply, with that duty. I confirm that this evidence identifies all the facts which I regard as being relevant to the opinions that I have expressed and the Inquiry's attention has been drawn to any matter which would affect the validity of those opinions. I believe that the facts stated within this proof are true and that the opinions expressed are correct.

Ben Rose
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7th November 2014

Appendix 1

Ben Rose
Curriculum vitae (CV)

Ben Rose

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Profile

Ben Rose is a chartered arboriculturist and arboricultural association registered consultant. Arboricultural Association Registered Consultant (AARC) status is awarded to individual consultants who have attained and demonstrated an advanced level of qualifications and experience, and who have been subjected to rigorous examination by a panel of expert assessors. It is the highest qualification available for arboriculturists in the UK and so clients who instruct an AARC can be assured of expertise and professional advice of the highest quality. I trade under the company name Bosky Trees and a majority of my work is associated with planning applications, tree risk assessment and veteran tree management.

Relevant experience includes the following:

- Over 13 years experience in working as an arboricultural consultant;
- Abundant experience in carrying out tree surveys and producing reports to support planning applications;
- I am a veteran tree survey specialist, having surveyed over 40 parkland and wood-pasture sites, many of these have been Sites of Special Scientific Interest. I have years of experience of using the Specialist Survey Method for veteran trees and I was a contributor to the population management sections of the publication *Ancient and other veteran trees: Further guidance on management (2013);*
- I have many years of experience in working on management plans for historic landscapes. Typical work of this nature includes avenue management plans and inventories of formal gardens;
- Four years experience working as an officer providing advice to the planning department. This was mainly reviewing planning applications in the context of BS5837:2012 *Trees in relation to design, demolition and construction - Recommendations*;
- I co-ordinated a systematic review of Tree Preservation Orders (TPOs) for Bristol City Council. I was also the officer responsible for the regular management of TPOs, applications for work on trees protected by TPOs, and planning appeals involving trees.

Training and education

- Chartered Environmentalist through the Society of the Environment (2005)
- Professional Diploma in Arboriculture though the Royal Forestry Society (2004)
- MSc Ecology & Management of the Natural Environment - Bristol University (1999-2001)
- 2.1 BSc Natural Resource Management - Southampton University (1996-1998)
- Trained user of Quantified Tree Risk Assessment (QTRA)
- Trained user of Ecological Site Classification (ESC)

Professional experience

- **March 2007 to Present - Director of Bosky Trees**: Principal consultant at Bosky Trees, providing all forms of arboricultural consultancy.
- **March 2007 to July 2011 - Arboricultural Officer at Bristol City Council** (Part Time): Officer responsible for the management of Bristol's TPO stock and also providing guidance to planning officers on the impact of development proposals on local tree cover. Advising on new planting schemes and large-scale development projects.
- **June 2001 to March 2007 - Treework Environmental Practice**: Senior arboricultural consultant for Treework Environmental Practice. This is a large consultancy providing all types of arboricultural services throughout the UK and Europe.

Professional memberships

- Arboricultural Association (Registered Consultant)
- International Society of Arboriculture
- Institute of Chartered Foresters (Registered Consultant)
- The Consulting Arborists Society

Appendix 2

Response from Camden Council that none of the trees on or near the Site are protected by a tree preservation order (TPO)

From: Planning [mailto:DCMail@camden.gov.uk]
Sent: 26 June 2014 11:22
To: Ben Rose
Subject: RE: TPO search request

Dear Ben

Thank you for your enquiry, and please accept my apologies for the delay in responding.

I have checked our records and although there are no TPOs on the land you have highlighted, the trees are protected as the address is in the Dartmouth Park Conservation Area.

I hope this helps, kind regards

Barry Dawson
Planning Technician | Fast Track and Validations Team | Development Management
Tel: 020 7974 3560| **Fax:** 0207 974 1680
Visit camden.gov.uk for the latest council information and news | **Please** consider the environment before printing this email

Appendix 3

Page 40 of Veteran Trees: A guide to good management[17]

[17] Read, H (2000). *Veteran trees: A Guide to good management.* English Nature, Peterborough.

Two broad-scale objectives can be defined:

- **cutting old trees with a view to making them safe, or saving them from imminent collapse as a one off treatment (remedial work);**
- **cutting them with a view to getting back into a (semi) regular pollarding/coppicing routine (restoration pollarding/coppicing).**

In some situations this distinction is a little blurred, but you should think about the long-term future management of the tree because it does sometimes have implications for the work being done.

The emphasis here is on restoration work, and maximising the future survival of the tree. Similar principles apply to remedial work as it is always important to maximise the chances of the tree surviving in the future if the situation allows.

4.3.2 Species of tree

Each tree species seems to respond in a different way. Appendix 4 gives as much detail as is currently available on the likely success of work done on different species of veteran trees. The table below presents a *very rough* rule for guidance. There is considerable variation between different situations so this table should not be taken too literally.

Species	Ease of Cutting		
	Tolerance to Pruning in a Veteran Tree	Creating Young Pollard	Initiating Pollarding on Mature or Post Mature Maidens
Willow	***	***	***
Plane	***	***	***
Lime	***	***	***
Apple/Pear	**(*)	***	**(*)
Hawthorn	**(*)	***	**(*)
Yew	**(*)	***	**
Hazel	**(*)	**(*)	**(*)
Holly	**(*)	**(*)	**
Hornbeam	**	**(*)	**
Sycamore	**	***	**(*)
Poplars incl. Aspen	**	***	**(*)
Field Maple	**	***	**
Sweet Chestnut	**	***	**
Horse Chestnut	**	***	**
Alder	**	***	**
Oak Spp.	**	***	*(*)
***Sorbus* Spp.**	*(*)	**(*)	*(*)
Ash	*(*)	**(*)	*(*)
Birch Spp.	*(*)	**	*
***Prunus* Spp.**	*	***	*(*)
Beech	*	*	*
Scots Pine	(*)	(*)	-

*** Likely to respond well to cutting
** Likely to show a medium response to cutting
* Likely to show a poor response to cutting

Brackets indicate that the response is variable (according to location, etc).

4.3.3 Time of year

It is difficult to give a good prescription but **the times definitely to a void are spring**, when the leaves are just opening on the tree **and autumn** when they are being lost. At these times it is considerably more difficult for the tree to deal with the stress of heavy pruning. In Britain traditional cutting seems to have been done in the winter and probably the ideal time for cutting is January to March. Slightly less ideal is November to December and it is probably best to avoid cutting altogether in frosty weather. However, cutting for fodder from most trees must have been done in the summer. Mid-summer cutting has been shown to be successful in some cases. Probably, severe drought years are best avoided (though these may have been the very years when additional fodder was required). July and August are probably the best summer months to cut in. However, there are other reasons for not cutting then. For example, there may be birds nesting in the trees, herbivorous insects are abundant and it is difficult to see the shape of the tree in order to decide where to cut it. See also Lonsdale (1994) for a discussion of the relative merits of cutting at different times of the year.

The following calendar gives a rough indication of the best times to cut veteran trees:

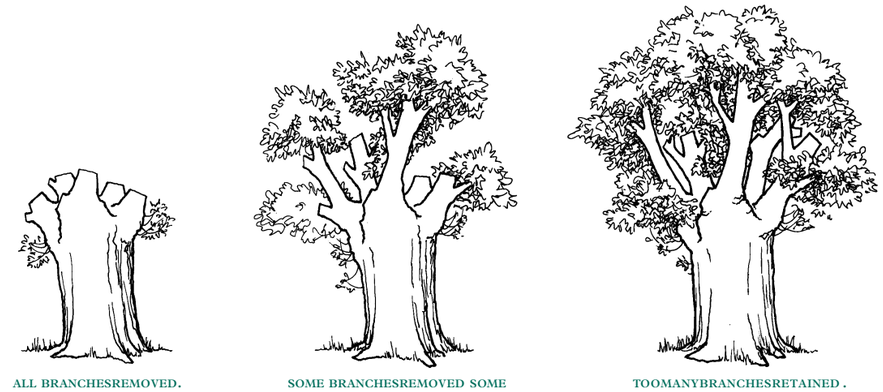
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
***	***	***	X	X	X	*	*	X	X	**	**

X Not good, * Possible, ** Better, *** Best
There is also some variation between species, see Appendix 4 for details.

4.3.4 Amount of crown to remove (Figure 17)

Leave some limbs intact (and remove at a later date if appropriate). This is essential on some species and desirable on others. Small living twigs and branches all round the bolling should always be left if they occur (except perhaps on willow and poplar). The number of branches left should depend on the species of tree and its likely response to cutting. If it is a species likely to make a poor response, more branches should be left. If it is more likely to show a good response, leaving more than one branch may result in excessive regrowth in those that are left and little in the way of new ones. Some authors have suggested leaving a distinct central stem to make future cutting easier, but in practice, this often produces a more difficult situation in the future than leaving some branches lower down. Retained branches ensure that there are living pathways, for nutrients/water etc, from the pollard head to the roots. It is best to have these distributed round the trunk of the tree in species less likely to show a positive response to cutting. Cut according to the form of the tree and bear in mind any future cutting of the tree that might be needed.

Figure 17. *Diagram to show the amount of crown to remove and the amount of light reaching the tree.*



Appendix 4

Recent planning consents for works to London plane trees in Camden

- **Application Number**2014/3292/T
- **Site Address**105 Bartholomew Road London NW5 2AR
- **Application Type**Application for Works to Tree(s) covered by a TPO
- **Development Type**Trees
- **Proposal**(TPO Ref: C901) FRONT GARDEN: 1 x London Plane - Reduce back to previous reduction points.

DecisionApprove Works (TPO) 10-06-2014

- **Application Number**2014/3083/T
- **Site Address**25 St Mark's Crescent London NW1 7TU
- **Application Type**Notification of Intended Works to Tree(s) in a Conservation Area
- **Development Type**Trees
- **Proposal**REAR GARDEN: 1 x London Plane - Reduce crown to previous reduction points

DecisionNo Objection to Works to Tree(s) in CA 30-05-2014

- **Application Number**2014/2323/T
- **Site Address**11A Fitzroy Square London W1T 6BU
- **Application Type**Notification of Intended Works to Tree(s) in a Conservation Area
- **Development Type**Trees
- **Proposal**REAR GARDEN: 1 x London Plane - Reduce back to previous reduction points. Clean out crown. Remove trunk growth.

DecisionNo Objection to Works to Tree(s) in CA 11-04-2014

- **Application Number**2014/2253/T
- **Site Address**Cecil Sharp House 2 Regent's Park Road London NW1 7AY
- **Application Type**Application for Works to Tree(s) covered by a TPO
- **Development Type**Trees
- **Proposal**(TPO Ref: S3) FRONT GARDEN: 1 x London Plane - Prune back to previous reduction points by up to 2.5m. Remove 2-inch diameter regrowth from inner crown.

DecisionApprove Works (TPO) 01-05-2014

- **Application Number**2014/2251/T
- **Site Address**17 Bracknell Gardens London NW3 7EE
- **Application Type**Notification of Intended Works to Tree(s) in a Conservation Area
- **Development Type**Trees
- **Proposal**FRONT GARDEN: 5 x London Plane - Reduce crown back to previous reduction points.

DecisionNo Objection to Works to Tree(s) in CA 14-04-2014

- **Application Number**2014/1886/T
- **Site Address**16 Greenaway Gardens London NW3 7DH
- **Application Type**Notification of Intended Works to Tree(s) in a Conservation Area
- **Development Type**Trees
- **Proposal**REAR GARDEN: 1 x London Plane - Selectively cut back long lateral branches overhanging the gardens of 10a and 12 Chesterford Gardens by 3m to 4m from branch tips.

DecisionNo Objection to Works to Tree(s) in CA 31-03-2014

- **Application Number**2014/1843/T
- **Site Address**103 Greencroft Gardens London NW6 3PE
- **Application Type**Notification of Intended Works to Tree(s) in a Conservation Area
- **Development Type**Trees
- **Proposal**REAR GARDEN: 1 x London Plane - Thin crown by 25%. Remove whole branching to main stem.

DecisionNo Objection to Works to Tree(s) in CA 25-03-2014

- **Application Number**2014/1698/T
- **Site Address**160 Camden Road London NW1 9HJ
- **Application Type**Application for Works to Tree(s) covered by a TPO
- **Development Type**Trees
- **Proposal**(TPO Ref: S9) FRONT GARDEN: 1 x London Plane - Reduce back to previous reduction points.. Thin crown by 15%.

DecisionApprove Works (TPO) 25-03-2014

- **Application Number**2014/0991/T
- **Site Address**The Garden Flat 103 King Henrys Road London NW3 3QX
- **Application Type**Notification of Intended Works to Tree(s) in a Conservation Area
- **Development Type**Trees
- **Proposal**REAR GARDEN: 2 x London Plane - Re-pollard at approx 8m.

DecisionNo Objection to Works to Tree(s) in CA 02-04-2014

- **Application Number**2014/0540/T
- **Site Address**Territorial Army, 1 Fitzjohns Avenue London NW3 5LA
- **Application Type**Notification of Intended Works to Tree(s) in a Conservation Area
- **Development Type**Trees
- **Proposal**FRONT GARDEN: 1 x London Plane - Crown reduction to previous pruning points.

DecisionNo Objection to Works to Tree(s) in CA 05-02-2014

- **Application Number**2014/0477/T
- **Site Address**4 Holly Lodge Gardens London N6 6AA
- **Application Type**Application for Works to Tree(s) covered by a TPO
- **Development Type**Trees
- **Proposal**(TPO Ref: C70) REAR GARDEN: 2 x London Plane - Reduce back to previous reduction points.

DecisionApprove Works (TPO) 23-01-2014

- **Application Number**2014/0356/T
- **Site Address**St. Michaels Church Camden Road London NW1 9LQ
- **Application Type**Application for Works to Tree(s) covered by a TPO
- **Development Type**Trees
- **Proposal**(TPO Ref: C301) SIDE GARDEN: 2 x London Plane - Repollard back to previous reduction points.

DecisionApprove Works (TPO) 23-01-2014

- **Application Number**2013/7508/T
- **Site Address**1 Priory Terrace London NW6 4DG
- **Application Type**Notification of Intended Works to Tree(s) in a Conservation Area
- **Development Type**Trees
- **Proposal**FRONT GARDEN: 1 x London Plane - Re-pollard.

DecisionNo Objection to Works to Tree(s) in CA 17-12-2013

- **Application Number**2013/7456/T
- **Site Address**62 Fellows Road London NW3 3LJ
- **Application Type**Notification of Intended Works to Tree(s) in a Conservation Area
- **Development Type**Trees
- **Proposal**REAR GARDEN: 1 x London Plane - Reduce crown by 3-4m (back to previous reduction points).

DecisionNo Objection to Works to Tree(s) in CA 16-12-2013

- **Application Number**2013/7454/T
- **Site Address**62 Fellows Road London NW3 3LJ
- **Application Type**Application for Works to Tree(s) covered by a TPO
- **Development Type**Trees
- **Proposal**(TPO Ref: C183) REAR GARDEN: 2 x London Plane - Reduce crown by 3-4m (back to previous reduction points).

DecisionApprove Works (TPO) 16-12-2013

- **Application Number**2013/7508/T
- **Site Address**1 Priory Terrace London NW6 4DG
- **Application Type**Notification of Intended Works to Tree(s) in a Conservation Area
- **Development Type**Trees
- **Proposal**FRONT GARDEN: 1 x London Plane - Re-pollard.

DecisionNo Objection to Works to Tree(s) in CA 17-12-2013

- **Application Number**2013/7454/T
- **Site Address**62 Fellows Road London NW3 3LJ
- **Application Type**Application for Works to Tree(s) covered by a TPO
- **Development Type**Trees
- **Proposal**(TPO Ref: C183) REAR GARDEN: 2 x London Plane - Reduce crown by 3-4m (back to previous reduction points).

DecisionApprove Works (TPO) 16-12-2013

- **Application Number**2013/6504/T
- **Site Address**Dillons Hotel 21 Belsize Park London NW3 4DU
- **Application Type**Notification of Intended Works to Tree(s) in a Conservation Area
- **Development Type**Trees
- **Proposal**REAR GARDEN: 1 x London Plane - Reduce to previous points repollard at 10/12m. 1 x Row of Leylandii - Reduce to even height face back.

DecisionNo Objection to Works to Tree(s) in CA 15-10-2013

- **Application Number**2013/6544/T
- **Site Address**18 Adamson Road London NW3 3HR
- **Application Type**Notification of Intended Works to Tree(s) in a Conservation Area
- **Development Type**Trees
- **Proposal**REAR GARDEN: 1 x London Plane - Reduce to previous points of reduction.

DecisionNo Objection to Works to Tree(s) in CA 15-10-2013

- **Application Number**2013/6375/T
- **Site Address**18 Adamson Road London NW3 3HR
- **Application Type**Application for Works to Tree(s) covered by a TPO
- **Development Type**Trees
- **Proposal**(TPO Ref: C278) REAR GARDEN: 1 x London Plane - Reduce to previous points of reduction.

DecisionApprove Works (TPO) 15-10-2013

- **Application Number**2013/5599/T
- **Site Address**Frognal Lane Gardens Frognal Lane London
- **Application Type**Notification to Carry Out Emergency Works to Protected Tree(s)
- **Development Type**Trees
- **Proposal**DD - WITHIN THE COMMUNAL GARDEN: 1 x London Plane - Pollard at old knuckles (6-7m high).

DecisionNo Objection to Emergency Works (CA) 11-10-2013

- **Application Number**2013/5292/T
- **Site Address**122 Greencroft Gardens London NW6 3PJ
- **Application Type**Notification of Intended Works to Tree(s) in a Conservation Area
- **Development Type**Trees
- **Proposal**FRONT GARDEN: 1 x London Plane - Reduce back to previous reduction points.

DecisionNo Objection to Works to Tree(s) in CA 02-09-2013

- **Application Number**2013/3478/T
- **Site Address**120 Fortune Green Road London NW6 1DN
- **Application Type**Application for Works to Tree(s) covered by a TPO
- **Development Type**Trees
- **Proposal**(TPO Ref: C634) FRONT GARDEN: 1 x London Plane - Reduce back to previous pollard points.

DecisionApprove Works (TPO) 10-06-2013

- **Application Number**2013/3074/T
- **Site Address**64 Belsize Park Gardens London NW3 4NE
- **Application Type**Notification of Intended Works to Tree(s) in a Conservation Area
- **Development Type**Trees
- **Proposal**FRONT GARDEN: 1 x London Plane - Reduce crown back to previous reduction points (approx. 2-3m - 30%). Clean out crown.

DecisionNo Objection to Works to Tree(s) in CA 29-05-2013

- **Application Number**2013/2854/T
- **Site Address**5-7 Lambolle Road London NW3 4HS
- **Application Type**Notification of Intended Works to Tree(s) in a Conservation Area
- **Development Type**Trees
- **Proposal**FRONT GARDEN: 1 x Lime, 2 x Laurel, 1 x Holly & 1 x London Plane - Reduce by 25 - 30% & deadwood.

DecisionNo Objection to Works to Tree(s) in CA 19-06-2013

- **Application Number**2013/2674/T
- **Site Address**4 Oakhill Avenue London NW3 7RE
- **Application Type**Notification of Intended Works to Tree(s) in a Conservation Area
- **Development Type**Trees
- **Proposal**REAR GARDEN: 1 x London Plane - Pollard back past previous reduction points.

DecisionNo Objection to Works to Tree(s) in CA 10-06-2013

- **Application Number**2013/2198/T
- **Site Address**Bedford Square Gardens Bedford Square London WC1B 3HH
- **Application Type**Application for Works to Tree(s) covered by a TPO
- **Development Type**Trees
- **Proposal**(TPO Ref: C5) WITHIN THE GARDEN: 1 x London Plane - Crown reduce approximately 6m. 1 x London Plane - Crown reduce to previous reduction points

DecisionApprove Works (TPO) 17-05-2013

- **Application Number**2013/1836/T
- **Site Address**44-48 Parkhill Road London NW3 2YP
- **Application Type**Notification of Intended Works to Tree(s) in a Conservation Area
- **Development Type**Trees
- **Proposal**FRONT GARDEN: 5 x London Plane - Re-pollard. 3 x Conifer - Reduce by 1m and tify. REAR GARDEN: 2 x Conifer - Tidy tops and face all sides.

DecisionNo Objection to Works to Tree(s) in CA 05-04-2013

- **Application Number**2013/1840/T
- **Site Address**3 Eldon Grove London NW3 5PS
- **Application Type**Application for Works to Tree(s) covered by a TPO
- **Development Type**Trees
- **Proposal**(TPO Ref: 22H) REAR GARDEN: 2 x London Plane - Reduce crown back to previous reduction points.

DecisionApprove Works (TPO) 05-04-2013

- **Application Number**2013/1827/T
- **Site Address**11 Steele's Road London NW3 4SE
- **Application Type**Notification of Intended Works to Tree(s) in a Conservation Area
- **Development Type**Trees
- **Proposal**REAR GARDEN: 1 x London Plane - Reduce back to previous reduction points. 1 x Sycamore - Reduce by 30%.

DecisionNo Objection to Works to Tree(s) in CA 03-05-2013

- **Application Number**2013/1416/T
- **Site Address**30 Fellows Road London NW3 3LH
- **Application Type**Notification of Intended Works to Tree(s) in a Conservation Area
- **Development Type**Trees
- **Proposal**FRONT GARDEN: 1 x London Plane - Reduce to previous points of reduction.

DecisionNo Objection to Works to Tree(s) in CA 18-03-2013

- **Application Number**2013/1195/T
- **Site Address**132 Prince Of Wales Road London NW5 3NE
- **Application Type**Notification of Intended Works to Tree(s) in a Conservation Area
- **Development Type**Trees
- **Proposal**REAR GARDEN: 1 x London Plane - Reduce crown by 40% - prunning 2m below previous prunning points.

DecisionNo Objection to Works to Tree(s) in CA 26-03-2013

- **Application Number**2013/0555/T
- **Site Address**13 Agar Grove London NW1 9SL
- **Application Type**Application for Works to Tree(s) covered by a TPO
- **Development Type**Trees
- **Proposal**(TPO Ref: S9) REAR GARDEN: 1 x London Plane - Reduce and reshape crown by 30-35% all round. Lift and balance crown.

DecisionApprove Works (TPO) 21-03-2013

- **Application Number**2013/0551/T
- **Site Address**Falmer House 35 Belsize Park London NW3 4DY
- **Application Type**Application for Works to Tree(s) covered by a TPO
- **Development Type**Trees
- **Proposal**(TPO Ref: 24H) REAR GARDEN: 1 x London Plane - Reduce back to previous reduction points.

DecisionApprove Works (TPO) 30-01-2013

- **Application Number**2013/0473/T
- **Site Address**South Hampstead High School 1 Maresfield Gardens London NW3 5SS
- **Application Type**Notification of Intended Works to Tree(s) in a Conservation Area
- **Development Type**Trees
- **Proposal**FRONT GARDEN: 1 x Sycamore - Reduce spread to buildings to allow aminimum of 2m clearance. Crown lift to 3-4m. ADJACENT TO TA CENTRE: 1 x London Plane - Re-pollard at 10m above ground level.

DecisionNo Objection to Works to Tree(s) in CA 04-03-2013

- **Application Number**2013/0434/T
- **Site Address**27 Buckland Crescent London NW3 5DH
- **Application Type**Notification of Intended Works to Tree(s) in a Conservation Area
- **Development Type**Trees
- **Proposal**FRONT GARDEN: 1 x Lime - Reduce back to previous reduction points and remove epicormic growth. REAR GARDEN: 3 x London Plane - Reduce back to previous reduction points and remove epicormic growth.

DecisionNo Objection to Works to Tree(s) in CA 28-01-2013

- **Application Number**2013/0013/T
- **Site Address**73 Belsize Park Gardens London NW3 4JP
- **Application Type**Notification of Intended Works to Tree(s) in a Conservation Area
- **Development Type**Trees
- **Proposal**REAR GARDEN: 1 x London Plane - Crown reduce by 30%

DecisionNo Objection to Works to Tree(s) in CA 02-01-2013

Figure 1: The lower limbs of this London plane have been reduced. I expect that the new shoot growth will be suppressed by the upper crown. I also think that this pruning has reduced the visual appeal of the tree, and subsequently its amenity value.

Figure 2: This photograph provides an example of how London plane trees can be pollarded. The tree in the foreground has recently been pollarded. The trees in the background have also been pollarded but longer ago and so they have re-grown new crowns. It is of note that these trees remain attractive features in the streetscene despite having been pollarded.