



Your ref:
Our ref: LOM_59MG_AIA_02A

Edd Rushton
LOM architecture and design
Boulevard House
92 Fortis Green
London N2 9EY

16th June 2015

Dear Edd,

59 Maresfield Gardens, London NW3 5TE

I write in support of the proposed 2015 planning application (Ref: Unsupplied / Unallocated) at the above address: to replace the existing dwelling with a new dwelling, which incorporates a double-storey basement. In addition to those documents reviewed under the approved scheme, I have now reviewed the planning drawings plans sent to me and, in particular, have reviewed side by side the following LOM drawings:

2015 planning drawings:

- 1314A-PP-03 Proposed Lower Ground Floor GA Plan
- 1314A-PP-04 Proposed Upper Ground Floor GA Plan

2013 planning drawings (planning approved scheme application ref. 2013/7987/P)

- 1314-PP-LG-Proposed Lower Ground Floor GA Plan-Rev A
- 1314-PP-GD-Proposed Upper Ground Floor GA plan-Rev B

I confirm that there is no material change *vis a vis* the trees between these plans / schemes.

Thus, I remain of the conclusion that there will be negligible impact to trees from the proposals; I recommend them to planning. Please let me know, if I can be of further assistance.

Yours sincerely

Adam Hollis
MSc Arb FAborA MICFor HND Hort
Chartered Forester
Fellow & Registered Consultant of Arboricultural Association

Web: www.landmarktrees.co.uk
e-mail: info@landmarktrees.co.uk
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London Office: 20 Broadwick Street, London, W1F 8HT

Registered Office: Grange Cottage, All Cannings, Devizes, Wiltshire, SN10 3NR

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Your ref:
Our ref: LOM_59MG_AIA_01

Edd Rushton
LOM architecture and design
Boulevard House
92 Fortis Green
London N2 9EY

4th December 2013

Dear Edd,

59 Maresfield Gardens, London NW3 5TE

Introduction

I write in support of the proposed planning application (Ref: Unsupplied / Unallocated) at the above address: to replace the existing dwelling with a new dwelling which incorporates a single storey basement. I have reviewed the plans sent to me:

LOM drawings:

1314-PP-EX-01 Existing Upper Ground Floor Plan
1314-PP-EX-02 Existing Lower Ground Floor Plan
1314-PP-EX-04 Existing Section A-A
1314-PP-GD Proposed Upper Ground Floor GA Plan
1314-PP-LG Proposed Lower Ground Floor GA Plan
1314-PP-B1 Proposed Basement Floor GA Plan
1314-PP-SE-01-REV A Proposed Section A-A

I have also reviewed the Design & Access Statement (24.05.12 Design and Access Statement SECTION 10 OMITTED-1) for the current appeal scheme, which contains a tree survey schedule from Ben Larkham Associates, detailing the trees at the property.

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Comments

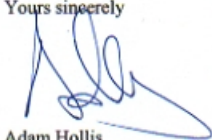
1. The basement proposed is different to the previously approved / current appeal scheme.
2. The extent of basement proposed is approximately in line with the extremities of the existing building and light-well.
3. The sole potential impact should be limited to the extension of piling works beyond the footprint to support the construction: I understand from my discussions with the engineers, Elliott Wood that these piling works will be limited to 450mm width, which should have a negligible impact on trees.
4. It is possible that trees, perhaps the plane trees at the front in particular, could have rooted deep below the existing lower ground floor, but in principle, rooting should be very restricted here. Furthermore, it is questionable as to whether we should be seeking to protect the growth of rogue roots below existing house foundations

Conclusion

Thus, on the basis of their confinement to within the existing developed footprint, I conclude that there will be negligible impact from the proposals; I recommend them to planning.

Please let me know, if I can be of further assistance.

Yours sincerely



Adam Hollis
MSc Arb FAborA MICFor HND Hort
Chartered Forester
Fellow & Registered Consultant of Arboricultural Association



**Ben Larkham Associates Ltd,
Arboricultural &
Horticultural
Consultants**

3 Princes Street,
Tunbridge Wells,
Kent.

TN2 4SL

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Web: www.benlarkham.co.uk

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Arboricultural Survey and Constraints

59 Maresfield Gardens London NW3 5TE

Client and Address:	51% Studios Ltd, Studio 6, Dean House Studios, 27 Greenwood Place, London.
Inspector:	B.Larkham, Dip.Arb.(RFS), Tech.Cert.(Arbor.A), F.Arbor.A.
Date of Inspection:	18 th June 2008
Date of Report:	20 th June 2008
Reference no.:	tr-655-08

Key and general comments

Hgt	Height (estimated)
Stem Ø	Trunk diameter in centimetres measured at 1.5 metres above ground level.
Spread	Crown radii in metres to compass points or crown diameter suffixed Ø
Crown c/rance	Height in meters of crown clearance above adjacent ground level
Age	Age class (Y – young, Mid Age – middle aged, Mat – mature, OM – over mature, V – veteran)
Phys cond	Physiological condition – Good, Fair, Poor, Dead
Condition and	
<u>Recommendations</u>	Structural condition and record of defects together with any preliminary management recommendations as underlined.
RPA (rad)	Recommended protection area. Dimension in metre = radius of circle from the centre of stem.
Erc	Estimated remaining contribution in years (less than 10, 10-20, 20-40, more than 40)
BS grade	R –Remove, A1-A3 :Category A High quality, B1-B3 :Category B Moderate quality, C1-C3 :Category C Low quality
Bifurcated	Main stem divides into two stems
Asy	Asymmetric canopy to compass direction
N S E W	Compass point direction, may also appear as NE
Vig	Vigour (N-normal, L-Low)
Mat	Maturity (OM-Over Mature, M-Mature, Med-Medium, Y-Young)
e.	Estimated dimension
Remove deadwood	Remove deadwood, significantly diseased or decayed growth, crossing or torn branches. Branch stubs and tears to be cut clean. All work to be carried out in accordance with BS3998 and current best practice.

Key and comments continued.

Only those trees identified within or adjacent to the site boundaries have been included within the survey. The survey uses as its base the site survey drawing reference 6098 prepared by M.J.Zara, Land, Aerial and Building Surveyors, 139 High Street, Lewes, East Sussex. Tree positions have not been verified on site. Any additional trees surveyed which were absent from the topographic drawing have been indicated in cyan colour on the plan. Crown dimensions on the plan are indicative and should be taken from the schedule for the purposes of scaling. Where a tree falls between two survey grades then the higher grade has been shown on the constraints plan.

Where recommendation is made to consider long term future this is suggested where the general condition, form or setting of the tree may bring into question the useful contribution the tree will give to the future use of the site. Its removal and possible replacement may be considered more appropriate.

No internal investigation of any trees was undertaken.

It is understood that the site is the subject of Tree Preservation Order. The consent of the Local Authority should therefore be sought prior to undertaking any of the works recommended within this schedule.

Birds and bats are protected by law and any works to trees recommended within this schedule should be undertaken with due consideration to current legislation. The assessment for the presence of bats should be undertaken by a certified bat worker.

A person professionally competent in Arboriculture should undertake all future tree inspections recommended within this schedule.

All tree surgery work is to be undertaken in accordance with BS3998 and current best practice.
This survey was undertaken on the 18th June 2008.

The details of this survey are based upon the condition of the subject tree/s present on the date of the inspection. Responsibility cannot be held for the subsequent effects of extremes of weather, vandalism or damaging acts either negligent or wilful. Liability cannot be held for any subsequent physical undertaking to the canopy, stem or roots of the tree/s. This survey is valid for a period of two years from the date of the site inspection unless the site conditions change or works unspecified in this report are undertaken.

Arboricultural survey – 59 Maresfield Gardens, London

[illegible]

No	Species	Hgt	Ø at 1.5m	Spread NSEW	Crown c/rance	Age	Phys cond	Condition and <u>Recommendations</u>	Erc	BS grade	RPA (rad)
T4	Purple Plum	9.0	42	3,3,9,4	2.0	Mat	Poor	Significant stem lean to east at estimated 40°. Stem cavity to northwest side from ground level – 1.0 metre. Triple branched from 1.7 metres.	<10	C2/R	-
T5	Leyland Cypress	e.9.0	e.25	1,3,2,2	4.0 over site	Mat	Poor	<u>Recommend removal.</u> Pair of Leyland Cypress on elevated ground in adjacent garden. Ground level 1.6 metres higher than subject site. Levels retained by concrete garden wall approximately 300 mm thick. Crowns pruned hard to north side to clear from adjacent gardens.	20-40	C2	-
T6	Hawthorn	e.10.0	e.45 at g/l	2,5,3,5	4.0	Mat	Fair	<u>Recommend removal with owners consent.</u> Offsite tree - full inspection not possible. Asymmetric to southwest. Triple stemmed by 1.6 metres. Stem scarring to east side at ground level.	20-40	C2	4.5
T7	Holly	9.0	11	Ø3.0	6.5	Y	Fair	Bifurcated at 3.5 metres. Limited future value.	20-40	C2	1.4
T8	Mountain Ash	7.0	11	Ø4.0	2.5	Y	Fair	<u>Recommend removal.</u> Street tree. Asymmetric to east. Suppressed by T2. Significant tem scar to east side at ground level. Limited future value.	10-20	C2	1.4

For key and comments see over

NOTES

- Do not scale from this drawing
- Report any discrepancies to the Architect
- Check dimensions on site prior to start work

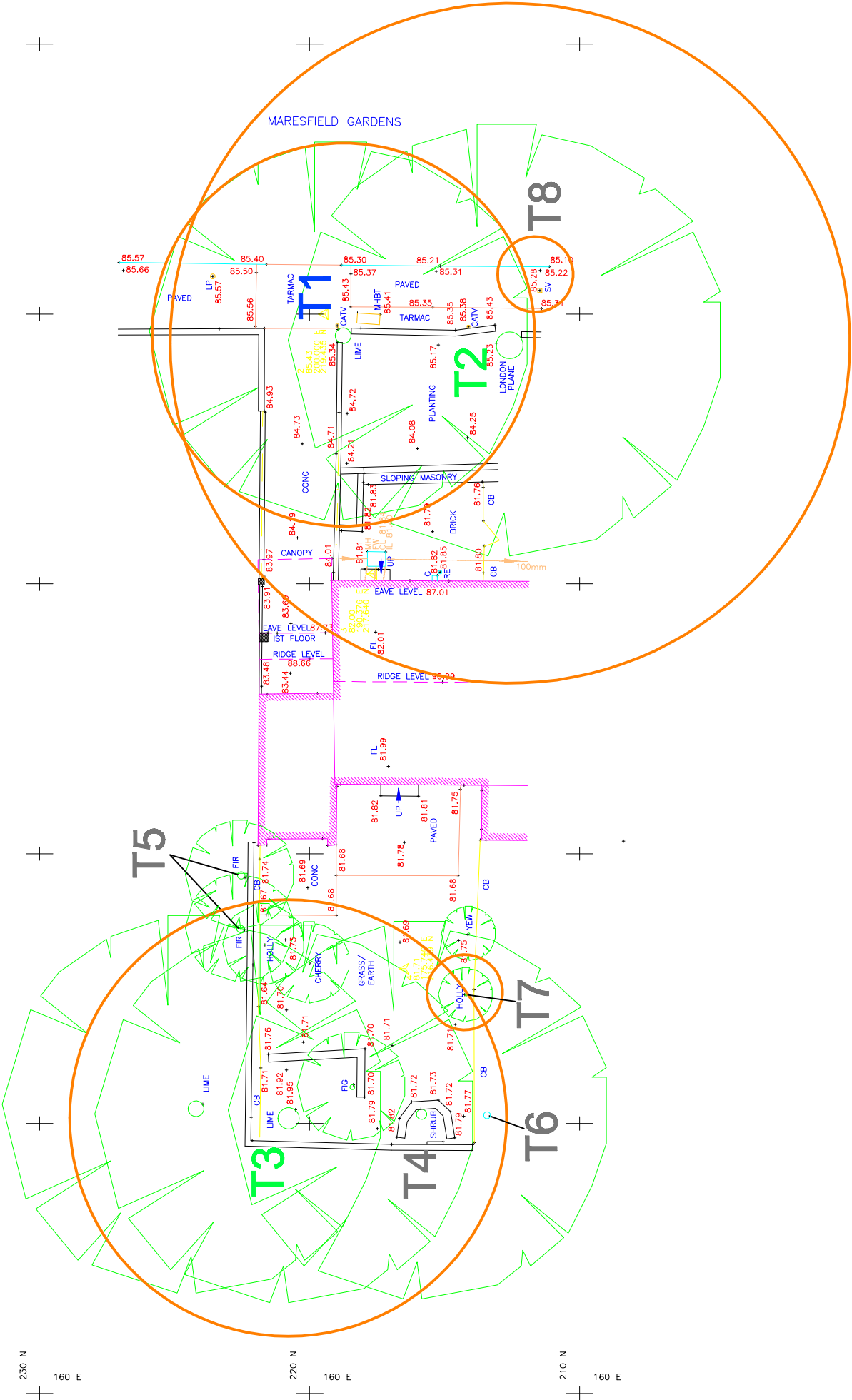
Key

- A grade trees - high quality and value
- B grade trees - moderate quality and value
- C grade trees - low quality and value
- R grade trees - recommended for removal



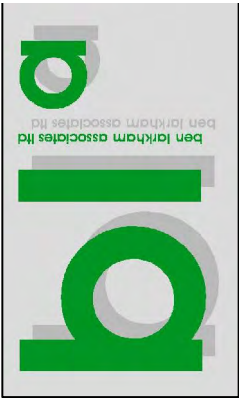
BS5837:2005 recommended root protection area

- Additional trees not on topographic drawing



Rev.	Date	Description
Job Title:		

59 Maresfield Gardens
London
NW3



Ben Larkham Associates, 3 Princes Street,
Tunbridge Wells, TN2 4SL
TEL: 01892 694066 Email: office@benlarkham.co.uk

Drawing Title:

Arboricultural Survey
and Constraints

Scale:	Drawn By:	Date:
1:200 at A3	BL	June

Drawing Number:
tr-655-08