

Planning Services
Camden Town Hall
Argyle Street
London WC1H 8EQ

Email (enquiries only): planning@camden.gov.uk
Telephone : 020 7974 4444
Fax : 020 7974 1680

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

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

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	2. Agent Name and Address
Title: <input type="text" value="MR"/> First name: <input type="text" value="PAUL"/>	Title: <input type="text" value="MR"/> First name: <input type="text" value="SIMON"/>
Last name: <input type="text" value="DELANEY"/>	Last name: <input type="text" value="PRYCE"/>
Company (optional): <input type="text"/>	Company (optional): <input type="text" value="SIMON PRYCE ARBORICULTURE"/>
Unit: <input type="text"/> House number: <input type="text" value="34"/> House suffix: <input type="text"/>	Unit: <input type="text"/> House number: <input type="text"/> House suffix: <input type="text"/>
House name: <input type="text" value="CAMDEN COTTAGE"/>	House name: <input type="text" value="CP HOUSE"/>
Address 1: <input type="text" value="CHRISTCHURCH HILL"/>	Address 1: <input type="text" value="OTTERSPPOOL WAY"/>
Address 2: <input type="text" value="HAMPSTEAD"/>	Address 2: <input type="text" value="WATFORD"/>
Address 3: <input type="text"/>	Address 3: <input type="text"/>
Town: <input type="text" value="LONDON"/>	Town: <input type="text" value="WATFORD"/>
County: <input type="text" value="LONDON"/>	County: <input type="text" value="HERTS"/>
Country: <input type="text" value="U.K."/>	Country: <input type="text" value="UK"/>
Postcode: <input type="text" value="NW3 1JL"/>	Postcode: <input type="text" value="WD25 8HP"/>

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:

4. Trees Ownership

Is the applicant the owner of the tree(s):



If 'No' please provide the address of the owner (if known and if different from the trees location)

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

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.

Please see attached detailed document for all of this information. Prepared by Simon Pryce B.Sc, F.Arbor. A, C.Biol, MSB, MCFR, C.Env. Arboricultural Association Registered Consultant.

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.

Simon Pryce Ref No 15/083 Document enclosed

9. Authority Employee / Member

With respect to the Authority, I am:

- (a) a member of staff (c) related to a member of staff
(b) an elected member (d) related to an elected member

Do any of these statements apply to you?

☐ Yes

☒ No

If Yes, please provide details of the name, relationship and role

10. 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 7)

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?



11. Declaration - Trees

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the opinion of the person(s) named below.

Or signed - Agent:

Date (DD/MM/YYYY):

09/11/2015

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

12. Applicant Contact Details

Telephone numbers

13. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

+44 (0)1923467600

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

Simon@Simonpryce.co.uk

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)

Simon Pryce Arboriculture

CP House,
Otterspool Way,
Watford,
WD25 8HP
Tel. 01923-467600
Web www.simonpryce.co.uk
e mail simon@simonpryce.co.uk

Mr P Delaney,
34 Christchurch Hill,
Hampstead,
London,
NW3 1JL

Date: 05 November 2015

Your ref:

My ref 15/083

FAO

By e mail

Dear Mr Delaney,

Horse chestnut in the rear garden

1. Further to my visit and inspection of the tree on 15 October I hope this report is helpful. You asked me to inspect the tree and advise as you are concerned about its safety and stability.

The site

2. The tree is growing just inside the rear boundary on a strip of ground about 4.5m above the main part of the rear garden. This is retained by a main wall about 3.5m high with one about 1m high just beyond, which forms a planting bed next to the boundary with the garden beyond which is at about the same level. I gather that the higher wall is the original boundary. Detailed consideration of structural matters is beyond my expertise, but there were no signs of cracking or movement in these walls and a check with a spirit level showed that they are vertical.
3. There is no record of any on site investigation of soil conditions, but the online British Geological Survey (BGS), shows the local subsoil as Claygate member, a mix of clay, silt and sand. This overlies London clay which is the dominant subsoil in most of NW London.

The tree

4. The tree is a mature horse chestnut about 13m high from ground level at the base and has a single vertical trunk about 1m in diameter. The first main branches start about 5m above ground and it has a dense, compact crown with a radial spread about 4m, mainly due to being pollarded when younger and reduced successively in recent years (photo 1). Available records of recent work are summarised below.
5. There is no major dead wood in the crown, nor any signs of die back, possibly due to the regular pruning. The leaves were starting to change colour when I was there, but there is evidence of infestation by chestnut leaf miner.
6. There is some dark brown fluid bleeding from the trunk between about 1 and 2m on the south side, (right as seen from the house). (photo 2) This is a sign of bleeding canker, a disease formerly thought to be caused by fungi, but now considered to be bacterial.

Simon Pryce, B.Sc., F.Arbor.A, C.Biol, MSB, MICFor, CEnv
Arboricultural Association Registered Consultant



7. There are several dead roots at ground level on the west side between the base of the tree and the smaller retaining wall and several others on the south side, where there is also evidence of decay. Careful exploratory digging on that side also revealed dead and decaying roots, which appear to be up to about 100mm diameter. There were no signs of any fungal fruiting bodies on the tree's base, but the appearance of the decayed wood, with patches of white fungal tissue, is consistent with honey fungus, *Armillaria* species. (photo 3)

Previous work

8. The house is in Hampstead Conservation Area and Camden Council's online records show work dating back to 1990. Not all have any detailed information or documents available but a brief summary is:
- a) 7 March 1990 - agreed to unspecified pruning, ref 9091008.
 - b) 11 August 1998 - No objection to crown reduction to the council's specification, ref TC9806551.
 - c) 3 October 2002 - No objection to reduction by 1.5m - 2m, thin crown by 20%, ref TCX0206822 (also TPX 0206823, TPO decision appears to relate to cherry plum in the front garden)
 - d) 3 February 2006 - No objection to cutting ivy at 6m, lift crown to 8m on house side, ref 2006/0568/T.
 - e) 4 October 2011 - No objection to lifting crown by 2m, reduce height and spread by 15%, thin crown by 10%, ref 2011/4978/T.
 - f) 22 November 2011 - No objection to reducing by 30% back to old points, ref 2011/5989/T.

Discussion

Condition and stability of the tree

9. Detailed consideration of structures is beyond my expertise but as far as I could see there are no signs of weakness in the retaining walls which might affect the tree's stability indirectly. However they will be complete barriers to the development of large structural roots on that side, which makes it particularly susceptible to prevailing westerly winds. The regular reductions will have reduced pressure on the crown, but it is denser than it would otherwise be and the decay in the roots will also weaken it.
10. Honey fungus is a group of closely related species that affect a wide range of plants and vary in their effects. Some tree species are killed rapidly but in others, including horse chestnut, it can decay the main structural roots without initially affecting the smaller absorbing ones, so the trees become unstable whilst looking outwardly healthy and vigorous. Another feature is that it does not always produce fruiting bodies or does so intermittently, which can make it difficult to diagnose conclusively, but the appearance of the affected roots here is consistent with, particularly the white fungal tissue. The dead, broken roots on the west side must have been damaged some years ago when the low wall was built or possibly repaired, but the decay found in the deeper root below that is of more concern. The root itself was dead looking and the damage occurred some time ago, indicating that the decay is well established and is likely to be weakening the tree significantly.

11. Healthy trees can compartmentalize decay and resist its spread but the ability to do that reduces as they age and their vitality declines. This one has reasonably healthy looking foliage, but the leaf miner infestation and regular reduction will have reduced its physiological vitality.
12. The bleeding from the trunk, also on the south side, could be a side effect of honey fungus, although that usually causes it lower down, round the base and main roots. In this case it is well above ground and the colour of the liquid is more consistent with horse chestnut bleeding canker. This was formerly thought to be due to *Phytophthora* fungi, which are widespread soil organisms and cause various plant diseases including potato blight. More recent work indicates that it is caused by a bacterium *Pseudomonas syringae*. Affected trees can survive for some time, but they decline steadily and it is ultimately fatal.

Management options

13. It is several years since the tree was last reduced, so the new shoots have grown up and out from the pruning points and the crown is larger and denser than it would have been. Cutting it back to about the former pruning points and thinning the lower, inner growth would reduce its weight and wind resistance and lessen the mechanical load on the lower trunk and roots. However the removal of live foliage would also reduce the tree's vitality and ability to resist decay and the bacterial canker, so the benefit would be short lived.
14. Healthy horse chestnuts tolerate pruning well and that has been effective in maintaining this one over the years. However it now has decay in the root system and evidence of bacterial canker, which are reducing its stability and physiological vitality respectively, so it is getting to the stage where further pruning would exacerbate the problems rather than alleviating their effects. Given the tree's size and location, largely surrounded by buildings and rooted at about first floor level of no.34, it would cause major damage in the event of uprooting or a major limb failure.
15. In view of these points the most appropriate course of action at this stage would be to remove the tree. The problems with it are due to its age and condition, so there is no reason why a suitable replacement could not be planted, ideally one that did not need regular maintenance.

Restrictions

16. As the garden is in Hampstead Conservation Area Camden Council must be given six weeks notice of any proposed felling or pruning. They can allow that either by confirming in writing that they do not object or by letting the six weeks elapse without making a tree preservation order [TPO], which is the only way they can prevent work of which they do not approve. In order to warrant TPO protection a tree needs to have significant public amenity value and that would be very hard to justify with this one. It can be seen by a reasonable number of people, but its condition and short life expectancy limit its ability to make any meaningful contribution to the locality.
17. I hope this is helpful but if you have any queries or wish to discuss the matter further please do not hesitate to contact me.

Yours sincerely,

Simon Pryce

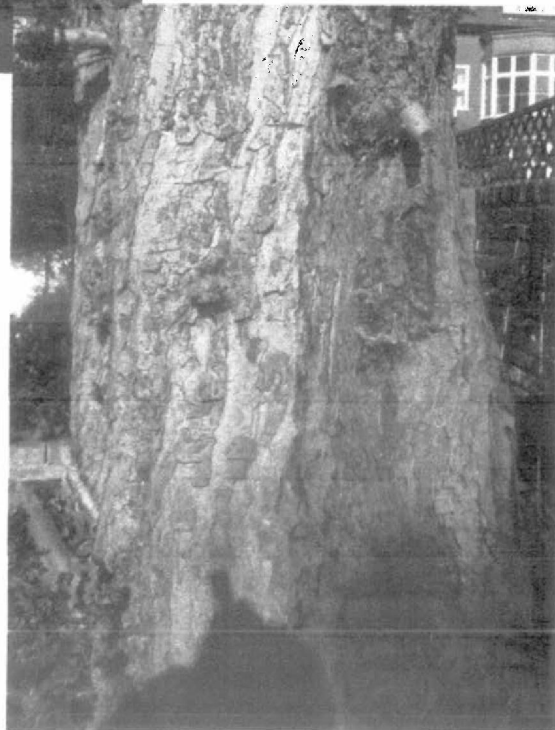
Simon Pryce

Photographs



1) view up at the tree from the rear garden, showing the compact crown and branch structure resulting from regular reduction.

2) Bleeding on the south side of the trunk.





3) Dead roots at ground level and decaying root exposed by shallow exploratory digging.