

## **Colin Teagle**

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**From:** Colin Teagle  
**Sent:** 28 September 2015 11:29  
**To:** 'Neil Castro'  
**Subject:** Mountview - 61/63 Belisize Park Garden - Boundary Tree  
**Attachments:** IMG\_6351.JPG; IMG\_6356.JPG; IMG\_6355.JPG; IMG\_6358.JPG; IMG\_6360.JPG; IMG\_6361.JPG; IMG\_6362.JPG

Neil,

I have now had an opportunity to inspect the tree and the damaged caused and can report as follows:-

### **Current Situation**

The Eucalyptus Tree is located along the front boundary wall of the Mountview owned property adjacent to the neighbouring plot and the public footpath. The tree is Mountviews responsibility to maintain.

The Buildings along this road are four storey properties with basements.

An application to fell the tree to ground was made through G&R Tree Surgeons, however this was objected by Camden Council on 24<sup>th</sup> July 2015, and it appears the tree now has a protection order against it.

Mountview should note that Buildings and the surrounding dwarf wall structures are located in the Belsize Park Conservation area.

### **Potential Concern**

Currently there is significant damage caused to the small rendered dwarf wall where cracking is occurring and bulging of the wall is considerable, this is as a direct result of the tree as there is a significant lean outward to the public footpath.

We noted cracking to the main building around the bay windows that may be attributable to the tree and its root structure. There is also cracking noted to the boundary wall to the neighbouring property, see photo 6358, this property also has a basement.

We have consulted an arboriculturist and can confirm that the buildings are within the influence of the tree given its height and the likely root structure as the subsoil is likely to be London clay which is highly shrinkable.

It is possible that should further growth occur ongoing damage to the wall, and potentially the public footpath would materialise, this could take the form of a trip hazard to the public.

Also, the lean on the tree makes the tree a potential hazard to any pedestrian using the footpath given the over sailing nature of the trunk, again this could become more pronounced.

### **Recommendations**

We believe that an application to lift the TPO based on the potential damaged caused to the main building by the root structure is unlikely to be favourable.

However there is significant damage to a section of the boundary wall which is in a conservation area so this should be made clear, this coupled with :-

- 1) The tree is an exotic species and is not native to this areas
- 2) It is of poor form reducing its amenity value
- 3) The tree is inappropriate for its location

We believe an application including the above is more likely to be granted, and an offer to replace the tree with a more common species should be made.

We would be happy to take this forward with G&R Trees if you were happy for us to do so.

Many thanks

Colin

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