

29- 30 Lyndhurst Road, London. NW3 5PB

To inform the release of condition 7 of consent notice no 2011/0174/P

March 2016

3 lime trees in the garden of number 2 Akenside Road, NW3 5BS, have now been pollarded reducing their height by 25%.

This was authorised by the Local Planning Authority, the LB of Camden, planning reference number 2015/6971/T.

This pruning followed a planning application to construct a garden room application no 2015/0851/P.

The Limes have the characteristics of Common Lime (*Tilia x europaea*).

Common Limes are hybrid between the two native Limes (the Small and the Large leaved Limes) and have hybrid vigour.

Limes are extremely tolerant of very heavy pruning as Camden are aware and subsequently did not object to the pollarding proposals in decision notice 2015/6971/T (now carried out).

Historically Common Limes were used for avenue planting and for street tree planting.

Common Limes are also very tolerant of root pruning and in London streets often remain very vigorous despite being confined and having many incursions into their rooting areas by statutory undertakers and highways agencies.

These three Limes are catalogued and commented on in the Trettec tree survey dated July 2010 which informed the planning applications for numbers 29-30 Lyndhurst eventually leading to consent notice **2011/0174/P**.

Condition 7 of consent notice **2011/0174/P** for the refurbishment of numbers 29 & 30 Lyndhurst Road was to be released by application number **2012/4938/P** however Camden issued a rejection notice.

2. Condition 7

Insufficient information has been submitted with regard to the surface water tank. The Council is therefore unable to determine that the works proposed would not have an adverse impact on retained trees and thus the character and appearance of the building and the wider Fitzjohns / Netherhall Conservation Area. The application is therefore contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

Building works at numbers 29 & 30 are now completed and the garden has been laid to turf and landscape planting carried out.



The surface water tank is within the normative "root protection area" as described in the then current British Standard 5837 of the southernmost Lime (T 7 in the Tretec survey).

- The tank is outside of the normative root protection areas of all other trees.
- The then current BS allowed a 20% offset of a root protection area for open grown trees.
- This tree has generous offset into the garden of number 2 Akenside.
- The garden of no 2 Akenside is at a lower contour than number 30 and is very likely to have many water abstracting roots.
- The water storage tank is greater than 2 metres from the base of the tree -most structural supporting roots of a tree are within 2 metres of the base.
- The water tank is constructed within the footprint of an existing water handling system possibly a redundant septic tank.

It is possible that the tank is constructed within an area originally intended to be a construction exclusion zone however the evidence leads one to take the pragmatic view.

- Limes are extremely robust and are common in less than ideal environments because of this.
- There is no evidence that the tree is stressed
- The site is settled and the Lime will already be growing new roots into introduced topsoil.
- There is little to be gained by ripping the tank out and risk causing new root disturbance to the tree.
- Number 30 is unlikely to be further re developed for many years.
- The Lime has been pollarded and can adapt better to possible changes in water status than a tree with a full crown.
- The amenity value of the Lime has already been temporarily reduced by pollarding which is not connected in any way to the installation of the tank.

The pragmatic conclusion is that the tank remains undisturbed and a resubmission to Camden to release condition 7 is submitted on the basis that no significant harm has been done to any tree listed for retention within the re development of numbers 29 & 30 Lyndhurst Road.

Tim Price. M.arbor.A. Lantra professional tree inspector.



Tretec was started by Tim Price in 1981 after 10 years experience of hands on tree work.