

18 Heath Hurst Road, London NW3 2RX

**Regeneration and Planning
Development Management
London Borough of Camden
Town Hall, Judd St.
London WC1H 9JE**

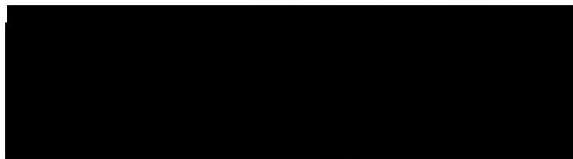
**30-8-2016
Ref: 2016/4303/T**

Dear Sirs/Madames,

Response to letter received from you concerning works to the Ash tree in 4 Keats Close, London NW3 2RP.

I have consulted my Insurance agent, Hiscox, who sent an agent from Ellis May to inspect my back garden and back wall. I include the letter which he has sent on to me. Please would you include it in the
Our Ref: DOS/16/44590/JA **fell the tree.**

Mrs M Magasiner
18 Heath Hurst Road
London
NW3 2RX



Mary Christine Magasiner

26th August 2016

Dear Mrs Magasiner,

Re: Ash Tree at the rear of 18 Heath Hurst Road, London NW3 2RX

I refer to the above and my visit to your property last Tuesday 23rd of August on behalf of your Insurers Hiscox to review concerns raised about the growth of a large Ash tree in the neighbour's property at the rear.

I note that your neighbour to the right is seeking removal of the large double trunk Ash tree in another neighbour's garden to the rear of your property, following structural cracking sustained to their property. I noted also that the brick and Yorkstone paving to the rear of your property is undulating and very distorted with brick and paving edges lifting. You advised me that this paving was last lifted and re-laid in 2007 but it has clearly distorted again since then. I noted also that the rear brick boundary wall to the left side is separating at a vertical joint near the house with a rotational movement towards the Ash at the rear indicative of subsidence.

Geology mapping indicates that your house and the Ash tree in question are both sited directly on the London Clay which has a potential for significant shrinkage due to moisture loss from the root zone. The Ash is a mature specimen over 20m tall and 11m distant from the rear wall of your house. The garden walls, the patio at the rear and the back wall of your house are therefore within the zone of influence of this Ash.

The unrestricted growth of the Ash has in my assessment lead to shrinkage of the clay within the root zone and such a large tree is poorly sited close to buildings and roots from the tree are the likely source of the current damage to structures as well as potential damage in future.

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Ash is a fast growing species at around 50cm per year in ideal conditions and the tree is likely to be much younger than the age of the house which was built around 1900. Complete removal is a practical option therefore which I would recommend and this could be carried out in three yearly stages. I understand that the tree was previously reduced in size but this has not been at all effective as the tree has quickly recovered its full canopy and therefore its water demand. A substantial pollarding of the tree to 50% of its current crown size followed by bi-annual reduction to the previous pollard points would be the only practical alternative to complete removal in my assessment.

Yours sincerely

David O'Sullivan BSc, MSc(Geotec.),MCIOB
for ELLIS MAY

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