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Development Management
Camden Town Hall Extension
Argyle Street
London WC1H 8EQ

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

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.

1. Applicant Name, Address and Contact Details

Title:	<input type="text" value="Miss"/>	First Name:	<input type="text"/>	Surname:	<input type="text" value="Stewart"/>
Company name:	<input type="text" value="MWA Arboriculture Ltd"/>				
Street address:	<input type="text" value="Bloxham Mill Business Centre"/>				
	<input type="text"/>	Telephone number:	<input type="text"/>		
	<input type="text" value="Barford Rd,"/>	Mobile number:	<input type="text"/>		
Town/City:	<input type="text" value="Bloxham"/>	Fax number:	<input type="text"/>		
Country:	<input type="text"/>	Email address:	<input type="text"/>		
Postcode:	<input type="text" value="OX15 4FF"/>		<input type="text"/>		
Are you an agent acting on behalf of the applicant?		<input checked="" type="radio"/> Yes	<input type="radio"/> No		

2. Agent Name, Address and Contact Details

Title:	<input type="text" value="Miss"/>	First Name:	<input type="text"/>	Surname:	<input type="text" value="Stewart"/>
Company name:	<input type="text" value="MWA Arboriculture Ltd"/>				
Street address:	<input type="text" value="Bloxham Mill Business Centre"/>				
	<input type="text" value="Barford Road"/>	Telephone number:	<input type="text" value="01914329560"/>		
	<input type="text" value="Bloxham"/>	Mobile number:	<input type="text"/>		
Town/City:	<input type="text" value="Banbury"/>	Fax number:	<input type="text"/>		
Country:	<input type="text" value="United Kingdom"/>	Email address:	<input type="text"/>		
Postcode:	<input type="text" value="OX15 4FF"/>		<input type="text" value="office@mwaarboriculture.co.uk"/>		

3. Trees Location

Please provide the address of the site where the tree(s) stands (full address if possible):

Description:

House:	<input type="text" value="6"/>	Suffix:	<input type="text"/>
House name:	<input type="text"/>		
Street address:	<input type="text" value="Hampstead Hill Gardens"/>		
	<input type="text"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="LONDON"/>		
Postcode:	<input type="text" value="NW3 2PL"/>		

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 rear of 12 to 18 High Street' or 'Woodland adjoining Elm Road') or provide an Ordnance Survey grid reference:

Easting:	<input type="text" value="527004"/>
Northing:	<input type="text" value="185560"/>

4. Trees Ownership

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

Yes No

If No, please provide the address of the owner (if known and if different from the tree location):

Title:	<input type="text"/>	First Name:	<input type="text"/>	Surname:	<input type="text" value="Unknown"/>
House:	<input type="text"/>	Suffix:	<input type="text"/>	Company name:	<input type="text"/>
House name:	<input type="text"/>				
Street address:	<input type="text" value="6"/>				
	<input type="text" value="Hampstead Hill Gardens"/>				
	<input type="text" value="Hampstead"/>				
Town/City:	<input type="text" value="London"/>				
Postcode:	<input type="text" value="NW3 2PL"/>				
		Telephone number:	<input type="text"/>		
		Mobile number:	<input type="text"/>		
		Fax number:	<input type="text"/>		
		Email address:	<input type="text"/>		

5. What Are You Applying For?

Are you seeking consent for works to a 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.

T2 - Hornbeam
Works - REMOVE

Reason: The above tree is considered to be responsible for root induced clay shrinkage subsidence damage to the subject property – 4b Hampstead Gardens.

A previous application was submitted for the removal of a Hornbeam (T1 of MWA Arboricultural Report) in June 2015 (Application Ref: 2015/3497/T) which the council refused in September 2015.

An appeal against the council's decision was submitted in October 2016 and upheld by the inspector.

It noted that pruning to be an uncertain remedy.

T1 was removed in April 2016 (a replacement is due to be planted during the winter of 2015/16). Level monitoring subsequent to this has recorded further subsidence across the front of the property indicative of an ongoing influence on soil moisture and volumes below foundation level from T2.

Investigations in to the damage has resulted in the following information/evidence obtained:

1. Engineering opinion is that damage is due to clay shrinkage subsidence.
2. Foundations at the front extend to 350mm bearing on to clay.
3. The clay subsoil has a high volume change potential (NHBC Guidelines).
4. Suction values indicate very severe desiccation in BH1 (BRE Digest 412) located to the front of the property and closest to the offending trees. Suction values of this amplitude only arise from an external force i.e. soil drying by significant vegetation.
5. Live roots from the subject hornbeam trees were recovered from below foundation depth in TP/BH1 to a depth of 2m below ground level.
6. The observed desiccation is coincident with recorded root activity.
7. Desiccation is at depths beyond ambient soil drying effects and entirely consistent with the soil drying effects of significant vegetation.
8. Level monitoring for the period 16.01.15 to 07.10.16 clearly shows a cyclical pattern of movement indicative of the effects of the offending trees on soil moisture and volumes to the front of the property. The uplift phase of the building can only be attributable to an expanding clay soil from a desiccated state due to the soil drying effects of the tree(s).

9. Drains can be discounted as a causal factor given the recorded desiccation and by reference to the level monitoring data.

Established evidential and legal tests pertinent to subsidence damage claims have been met and the evidence confirms there can be no other cause of the ongoing movement and associated damage at the front of the property other than the indirect influence of T2.

This tree was recommended for removal in the MWA Arboricultural report of 19th June 2015

Given its proximity to the front of the property, removal offers the only predictable arboricultural solution in abating its influence. Pruning does not constitute a viable long term alternative solution in restoring stability to the property.

The alternative solution is underpinning the cost of which engineers currently estimate at £140,000

8. Trees - Additional Information

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:

If YES, you are required to provide written arboricultural advice or other diagnostic information from an appropriate expert.

Yes No

2. **Alleged damage to property** - e.g. subsidence or damage to drains or drives.

If YES, you are required to provide for:

Yes No

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 additional information in support of your application?

Yes No

If Yes, please provide the reference numbers of plans, documents, professional reports, photographs etc in support of your application:

CET Site Investigation Report 13.02.15
Crawfords Technical (18.12.15) & Addendum Reports (19.03.15, 01.06.15, 28.10.16)
Level Monitoring January 15 - October 16

8. Trees - Additional Information

MWA Arboricultural Report

9. Authority Employee/Member

With respect to the Authority, I am:

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

Do any of these statements apply to you?

Yes No

10. Trees - Declaration

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 genuine opinions of the person(s) giving them.



Date

07/11/2016