



Advanced Tree Services Limited  
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Mr. W McGuinness  
UV Architects  
Unit F  
Flatiron Yard  
14 Ayres Street  
London SE1 1ES

17th January 2017

Dear Mr McGuinness,

**RE: 31 Briardale Road, London NW3 7PN**

I write with reference to the above mentioned property and the revised drawing of the proposed scheme (ref: al(00)001d).

I note that the bay window element has been removed from the design and a flat rear elevation is now the preferred option.

Whilst this does not constitute a large scale change, it does negate the need for the excavation of the foundations for the bay window, and therefore the impact on the Root Protection Area (RPA) for T1 (Magnolia) is reduced.

I note that my previous report was compiled in December 2014. Magnolia is a slow growing species and it is my professional opinion that within the space of 24 months the girth of the tree will not have increased to such a degree so as to influence the size of the RPA.

Consequently, I stand by the conclusions from my original report, which were;

- The Magnolia can be safely retained with minimal disruption to its root system.
- The garden area must be protected to safeguard the soil structure where the majority of the roots are more likely to be.
- Pruning works to bring the canopy of the Magnolia back from the rear elevation will not affect the long term health or stability of the tree.
- The wider visual amenity will not be affected whatsoever because the magnolia cannot be viewed from a public thoroughfare.
- Magnolia is a very slow growing species, so further pruning works will not be at such regular intervals so as to threaten the health of the tree.



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Registered address: 30 Chertsey Road, Woking, Surrey, GU21 5AJ  
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I am confident that providing all the control and protection measures, outlined in my report dated December 2014, are adhered to, the proposed extension at 31 Briardale Road will not have a detrimental effect on the magnolia in the rear garden.

Yours Sincerely



Dominic Blake  
Consultancy Manager



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