



Tree Report

**(Regarding the proposed planning application documents for
comment ref: 2017/0579/P)**

SITE: 26 Netherhall Gardens

Camden

London NW35TL.

Investigation by Kim Gifford

Report prepared by

Date 31/03/2017

1. **Instruction:** I Kim Gifford Arboricultural Consultant (Appendix 2 for profile) am instructed by Annabel Bacal of 24a Netherhall Gardens Camden London NW3 5TL. My brief is to carry out an arboricultural assessment regarding the planning application 2017/0579/P proposal in the neighbouring property 26 Netherhall Gardens. This report takes into consideration details in the application regarding trees adjacent to the proposal.

2. **Subject Trees:** T2 Lime (*Tilia* sp.), T7 Holly (*Ilex aquafolium*), T8 Lime (*Tilia* sp.),
T9 Yew (*Taxus baccata*), T10 Holly (*Ilex aquafolium*)

3. **Background:** I refer to the planning application 2017/0579/P public documents in particular the Tree Plans, Tree Reports, Tree Schedules my site visit and information supplied to me by Annabel Bacal.

4. **Assessment Methodology:** Visual Tree inspection references, Principles of Tree Hazard Assessment and Management by David Lonsdale and The body language of trees by Claus Mattheck and Helge Breuer. The Arboricultural Association guidance note 7 tree surveys a guide to good practice. Lantra award Professional tree inspection. BS5837: 2012 Trees in relation to design, demolition, and construction recommendations.

5. I have read the tree report in the application tree report and highlight areas of concern regarding accuracy of information as follows: The Lime T2 is not positioned in the right location on the plan. The measurement from the corner fence to the trunk of Lime T2 is 2732mm. The tree plan presented shows the position to be 6000mm.
6. The existing canopy is over hanging the fence. The plan shows the canopy to be within the garden of 24a.
7. Items of question within the tree report: (extracts in italics).

'Para: 5.4.1 The canopies of all retained trees are located sufficiently far from proposed building works and sufficiently high over access routes throughout the site that they shall not be impacted upon by any construction activity.'

Note: This has not considered that the canopy of T2 Lime overhangs the proposal.

8. *'Para. 5.5.10 The proposal shall require excavation for wall foundations within the Root Protection Area of T2. However, only 3.4% of the Root Protection Area shall be affected so the impact is considered to be negligible and no restrictions are proposed on foundation design.'*

Note: The tree position is incorrect therefore this calculation is flawed. There is no detailed explanation of how this calculation has been made.

9. *'Para. 5.10.6 Wall foundations are proposed within the Root Protection Area of T2. However, only than 3.4% of the Root Protection Area shall be affected so the impact is considered to be negligible.'*

Note: The tree position is incorrect therefore this calculation is flawed. There is no detailed explanation of how this calculation has been made.

10. *'Para. 6.4.1 Below is a list of potential arboricultural impacts and a summary of the proposed protection measures'*

Note: The table gives no method regarding the protection of Lime T2?

11. *'Para 8.1.1. The following table specifies the tree works which will be required prior to the commencement of construction activity:'*

Note: The report states the trees T7 Holly (Ilex aquafolium), T8 Lime (Tilia sp.), T9 Yew (Taxus baccata), T10 Holly (Ilex aquafolium) have no defects or any arboricultural reasons why they should be removed. There is no specification for protecting the Lime T2 during the removals.

11. In **Conclusion**: There has not been proper consideration of the group amenity value of trees T7 Holly (Ilex aquafolium), T8 Lime (Tilia sp.), T9 Yew (Taxus baccata), T10 Holly (Ilex aquafolium). As group in this position they afford high amenity value to the local area. The topography of this location means that this group is predominately in the landscape at a higher level above the garden of 24a and other properties to the south. These trees are an important feature and should be maintained. The report states that are no significant defects to these specimens.

12. The Lime T2 is positioned incorrectly on the tree plan. Therefore, the impact assessment has not properly taken into consideration as required by the British Standards 5837:2012 Trees in relation to design, demolition, and construction recommendations. The protection of the root protection area of this specimen has been excluded from the Tree Protection Plan. Additionally, the canopy of this specimen overhangs the proposal. This is not detailed on the TPP. This specimen is classified as B in the tree report. Therefore Lime T2 is important to the landscape of the conservation area and should be protected as a priority. The calculation of 3.4% root protection loss is understated and inaccurate because the tree has not been plotted in the correct position on the drawing.

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Appendix 2 – Kim Gifford: Arboricultural Consultancy

Picus Sonic Tree Testing

Tree Surgery Advice

Consultant Mr Kim Gifford: Profile

Prior to starting GTS Kim Gifford completed a 4-year apprenticeship in 1972 with the Royal Parks at Hampton Court Palace, acquired City and Guilds Horticulture and Arboriculture. In addition to these qualifications Kim Gifford continued his professional development by attending seminars, conferences, studying for the professional diploma and foundation degree in Arboriculture. Further work experience during pre-business period included sub-contracting for Arb. Companies. Work as a lead Arborist for London Borough of Ealing and Arborist in Berlin Germany.

Kim Gifford t/a Gifford Tree Service started trading as a sole trader in 1980 and in 1985 became a partnership. The company specialises in all aspects of Arboriculture. From 2007 Kim Gifford now again trades as a sole trader in his own right. In 1988 Kim Gifford became an approved contractor with Arboricultural Association after a comprehensive assessment and reassessments in 2002/2007

Kim Gifford served on committees of the Arboricultural Association for 10 years and became the National Chairman of the Arboricultural

Association in 2001. Kim Gifford is now an honorary member of the Arboricultural Association.

Kim Gifford personally undertakes Picus sonic decay tests for local authorities and other Arboricultural contractors all over the Southern area of England. Kim Gifford owns the Picus equipment treetesting.com for 13 years and completed over 3000 tests, so he has considerable experience in the analysis of the tomographic images. He provides this service to compliment other consultant reports, this is combined with my 42 years' knowledge in Arboriculture. The whole system has been updated and maintained to the recent Picus manufactures improvements.

Kim Gifford has undertaken many Tree Surveys including Mortgage reports and BS5837:2012 Impact Assessments, surveys to meet planning authorities' requirements during development proposals plus Tree Preservation applications and planning inspectorate appeals.

Kim Gifford was certificated by Lantra training awards with Professional Tree Inspection Certificate 30th November 2013 and Arboricultural Association Certificate BS5837 – Advanced Tree Assessment for Planning 4th May 2016.

Kim Gifford also provides quotations for recommended works, Risk Methods Statements, Health & Safety Policies, Site Specific procedures operation supervision and management services.

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