

9 Fitzjohns Avenue . NW3 5 JY

Lime tree adjacent to Garden Room. September 2017.

The owner Mrs. Aliya Nedungadi has instructed her architects Finkernagel Ross to apply to Camden Council for retrospective planning permission for the garden room to the rear of number 9. The application number is 2017/3712/P.

The garden room was completed in September 2016 and its construction method is described in the Finkernagel design and access statement reference 9FIT-B-PL –DA170628.

The design incorporated mini pile foundations which allow root growth of plants underneath the building footprint.

The garden room has a Lime tree to its north.

The tree is a Common Lime which is a hybrid between the two native small leafed and large leafed Limes. The garden room was built with minimal pruning to the tree-removal of some of the profusion of epicormics which arise at the base of the tree.

The stem diameter of the Lime is circa 800 mm at 1.5 metres from ground level.

Limes are very common in London and other cities and are often seen as pavement trees.

They are very tolerant of drastic pruning of crowns and roots.

It is Tretecs experience with root investigations (including in the LB of Camden) that Limes will have many roots deeper than 1 metre. This includes roots growing in undisturbed heavy clay sub base.

Limes are windfirm and rapidly self optimising. The Lime has generous root offset to the north.

This year the Lime is in full leaf and is showing no sign of stress that may have been caused by building works.

The Lime will be able to sustain this normal function whilst it is growing new roots (fuelled by the full crown of leaves) to replace ones which may have been disturbed by building.

The garden room is a position and is of design that would not prompt claims that the tree is a nuisance. There is no issue with unwanted shading. The flat roof of the garden room requires no extra maintenance beyond that which a normal householder would expect to carry out in a leafy area such as Fitzjohns.

There are no indicators in the Lime that would prompt a section 211 notice to carry out any tree works.

The garden room at number 9 is of a design and the implementation of that design retains the Lime within the aims and intentions of British Standard 5837 2012 "Trees in relation to design, demolition and construction – Recommendations"

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