

18 October 2017

Our Ref: 69194/6325584

London Borough of Camden
Planning Department

Dear Sir/Madam

Re: Tree Related Subsidence at 24 Rochester Square, London, NW1 9SA

Notice under s.211 of the Town and Country Planning Act 1990 of intent to Fell and treat stumps of a Wisteria (C1), Cherry tree (T5), Bay tree (T6), and Pyracantha tree (T7).

We write in reference to our site survey of 30th of November 2016 and confirm that we are the arboriculturists appointed on behalf of property insurers of the above risk address.

It is the view of chartered engineers appointed to investigate damage that the property has suffered differential movement and subsequent damage consistent with tree related clay shrinkage subsidence.

Further to discussions with the Structural Engineer who is assessing the required remedial works for the property, we are of the opinion that it is preferable to remove the implicated **Wisteria (C1), Cherry tree (T5), Bay tree (T6), and Pyracantha tree (T7)**. This is because retaining the **Wisteria (C1), Cherry tree (T5), Bay tree (T6), and Pyracantha tree (T7)**, and implementing an engineered solution cannot happen without having serious effect on their root systems which are influencing the structure of the risk address.

This submission consists of a formal notification under Conservation Area Regulations of our intention to remove the **Wisteria (C1), Cherry tree (T5), Bay tree (T6), and Pyracantha tree (T7)** as mentioned above which we believe are not protected under any Tree Preservation Order.

Whilst insurers have no requirement to submit prescribed levels of supporting evidence in relation to a Conservation Area notification we are enclosing copies of relevant technical reports, in the attached Appendices, as itemised below:

A Limited Company Registration: 03009064
Registered Office: 2 The Courtyards, Phoenix Square, Wyncolls
Road, Severalls Park, Colchester, Essex, CO4 9PE

VAT Registration Number: 414849048

Tel: 01206 751 626
Email: colchester@oca-arb.co.uk
Website: www.oca-arb.co.uk



1. A site plan, survey tables and photographs which locates vegetation that is the subject of this notification.
2. Engineers Reports dated 24.11.2016.
3. Site investigation report dated 28.10.2016.

We have demonstrated, from the evidence detailed above, two tests in line with current case law that show:

1. Tree roots were present underside of foundations:

- TP1 (USF) 10 mm Laurus spp. (3 roots)
- TP1 (USF) 1 mm Prunus spp.
- TP1 (USF) <1 mm Leguminosae spp.
- BH1 (1.6m) 1.5 mm Laurus spp. (2 roots)
- BH1 (1.6m) 1 mm Pomoideae gp. (2 roots)
- BH1 (1.6m) 5 mm broadleaved species, too decayed for positive identification
- TP2A (USF) 2 mm Salix spp. (2 roots)
- TP2B (USF) 1.5 mm Salix spp. (5 roots)
- BH2 (2.2-3m) <1 mm Salix spp. (5 roots)

2. Damage to the insured's property has resulted from tree related subsidence:

- History and timing of damage indicates it is tree root induced movement
- Pattern of damage relative to the trees and mechanism of movement implicates the itemised tree species

Please accept this letter as our formal notification to undertake the works detailed below:

Tree Number (as per OCA plan)	Common name	Specification
C1	Wisteria	Fell and treat stump
T5	Cherry Tree	Fell and treat stump
T6	Bay Tree	Fell and treat stump
T7	Pyracantha tree	Fell and treat stump

Reasons for this notification:

1. The above tree works are proposed as a remedy to the differential foundation movement at the above address and to ensure the long-term stability of the building.
2. The above tree works are proposed to limit the extent and need for expensive and disruptive engineering repair works.
3. The above tree works are proposed to limit the duration of any claim period and, therefore, allow the landowner his right to the peaceful enjoyment of his property.
4. It is the case that an alternative to felling C1, T5, T6, and T7, such as pruning or significant pollarding of the trees, would not provide a reliable or sustainable remedy in this case.
5. We do not consider that any other potential means of mitigation, such as root barriers, would be effective or appropriate in the circumstances.
6. Estimated repair costs will vary between £15,000 and £300,000, depending upon whether the trees can be removed or have to remain.

Please provide your formal acknowledgement of this notification, indicating the date of its registration and the date that any decision would in your view, be due.

Please quote our reference number 69194/6325584 in all correspondence.

Insurers have no requirement to offer replacement planting in the circumstances of this notification being within a Conservation Area but Insurers are not unaware of the significance of the proposal in landscape terms.

A replacement planting scheme is seen as integral to this notification and could be accommodated on a 1:1 basis. The scheme is offered on an entirely voluntary basis and we are willing to discuss species in conjunction with the Council, the neighbours and the Insurer.

Should you wish to visit the risk property, please contact us in order that we may arrange suitable access. We trust that the above information is of assistance but should you have any queries please do not hesitate to contact us.

Yours faithfully

Stephanie Walters
OCA Insurance Services

Email: stephanie.walters@oca-arb.co.uk
DDI: 01206 751626

Encl. Site Plan
Engineers Reports dated 24th of November 2016
Site investigation report dated 28th of October 2016

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