

# APPEAL UNDER SECTION 174(2) OF THE TOWN AND COUNTRY PLANNING ACT 1990 FOR THE APPELLANT, FAYE JACKSON

IN RELATION TO: FLAT FIRST, SECOND AND THIRD FLOOR, 25 ROCHESTER  
SQUARE, LONDON, NW1 9SA

LPA ENFORCEMENT NOTICE REF: EN16/0315  
LONDON BOROUGH OF CAMDEN

December 2017

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## 1.0 INTRODUCTION

- 1.1 This appeal statement has been prepared by Porta Planning against an Enforcement Notice served by the London Borough of Camden (Ref: EN16/0315) dated 10 November 2017, concerning the erection of a rear outbuilding.
- 1.2 Mr. Michael David Washbourne is instructed by the Appellant, Faye Jackson, and will represent her for this Appeal. Mr. Washbourne is a Partner of Porta Planning LLP, a planning consultancy based in Central London. Mr. Washbourne holds a First Class Honours degree from Leicester Polytechnic in Land Management (with town planning specialism) and he has been a chartered surveyor in the RICS 'Planning & Development' division since 1989.
- 1.3 Mr. Washbourne has some 30 years' private sector consultancy experience in the field of town planning consultancy, advising both in relation to urban and rural land and property matters. He has lived and worked in Central London since 1987, and acts for many private individuals, development and investment companies and a wide range of corporate clients including, for example, Grosvenor, Scottish Widows, Merrill Lynch and Universal Music Group. He also acts on a nationwide basis for the historic buildings charity, The Landmark Trust.
- 1.4 This statement addresses the planning policy case for the Appellant, in support of her appeal, under **Section 174(2)(a) of the Town and Country Planning Act** which states,
- “that, in respect of any breach of planning control which may be constituted by the matters stated in the notice, planning permission ought to be granted or, as the case may be, the condition or limitation concerned ought to be discharged.”*
- 1.5 The description of the development taken from the Enforcement Notice states:
- “Large outbuilding erected at the rear of the property.”*
- 1.6 We do not agree with the description of development stated in the Enforcement Notice. The notice refers to a 'large outbuilding', and we do not consider this to be accurate. The overall floor space of the outbuilding is around 6.8sqm, and has been built in the style of a domestic garden shed. We therefore, kindly request that the Inspector amends the description and omits the term 'large' from the description, or replaces the word 'large' with 'domestic', which we consider to be more appropriate and accurate.
- 1.7 The reasons for issuing the Enforcement Notice, and to which this appeal relates are:
- “The rear outbuilding is considered unacceptable in terms of the potential impact on a valued tree”.*
- “The rear outbuilding is not in compliance with Policy A1 (Managing the impact of development) and Policy A3 (Biodiversity) of the Camden Local Plan 2017”.*
- 1.8 On behalf of the Appellant, we wish to appeal against the Enforcement Notice and our full statement of case is carefully and thoroughly set out in this statement. A copy of the Enforcement Notice can be found in **Appendix 1**.
- 1.9 This appeal is accompanied by the following plans:
- Site Location Plan (114-00-01) by Studio Morgan
  - Existing and Proposed Site Plan (114-00-02) by Studio Morgan
  - Existing and Proposed First Floor/Garden Plan (114-00-03) by Studio Morgan
  - Proposed Garden Shed (114-20-01 B) by Studio Morgan

## 2.0 SITE DESCRIPTION

- 2.1 The appeal site comprises a two-storey semi-detached terraced house with a roof mansard and semi-basement. The house is located on the northern part of Rochester Square, and forms part of the identical sets of semi-detached properties surrounding the square. The appeal solely relates to the replacement of a domestic outbuilding in the rear garden of the property.
- 2.2 The property has a private rear garden that is abundant with vegetation, giving the garden an attractive and leafy character. Surrounding properties have similar narrow but long gardens that are relatively green with some mature trees and shrubs.
- 2.3 In respect of the use of the site, whilst it appears as a terraced house, the property comprises of a residential flat on the upper floors with a flat at lower ground floor level.
- 2.4 The property sits within Camden Square Conservation Area, but is not listed.



Figure 1: Ariel view of 25 Rochester Square (Google Maps)



Figure 2: Outbuilding subject to the Enforcement Notice

### 3.0 SITE AND CONSERVATION CONTEXT

3.1 The site is located within the Camden Square Conservation Area. Camden Square Conservation Area is located on the east side of the Borough of Camden on the boundary with Islington. It lies half a mile north east of St Pancras Old Church and Kentish Town, half a mile north east of the centre of Camden Town and is situated south east of Kentish Town. The area falls within the Cantelowes Ward. The area is not adjacent to any other conservation areas in Camden and has a self-contained identity centred on Camden Square.

3.2 The Camden Square Conservation Area was designated in October 1974. The Camden Square Conservation Area statement states:

*“The original houses have small front gardens, with semi-basements and steep steps to their front doors, and rear gardens of varying lengths.”*

3.3 In terms of character, the appeal site is located within Rochester Square Character Zone. The conservation area statement states:

*“The usual concept of a square is harder to decipher here; from the beginning a nursery garden was located in the centre of the Square... The south west side of Rochester Square was lost to Second World War bombing and was replaced with a housing estate that replaced the semi detached houses with large blocks set in open shared space”.*

### 4.0 RELEVANT PLANNING HISTORY

4.1 As the basis of this enforcement appeal case, the relevant planning history that we consider to be relevant to this statement is provided below.

4.2 In 1988, planning permission (ref: 8802714) was granted for use and works of conversion including a rear extension to provide additional living space a second bedroom and self-containment of lower ground floor flat and a rear extension at ground floor level to provide a new kitchen and terrace for family maisonette above as shown on drawing nos 25R S01 S02 S03 and S04 as revised on 30.05.89.

4.3 In July 2016, planning permission (ref: 2016/3229/P) was refused for the installation of an outbuilding replacing existing shed in the rear garden of residential flat (Class C3), to which an Enforcement Notice was then served. The Council’s officer’s report is found at **Appendix 2**.

## 5.0 PLANNING POLICY

### National Planning Policy Framework

- 5.1 The National Planning Policy Framework (NPPF) was published on 27 March 2012, and contains the Government's planning policies for England and explains how these are expected to be applied. Section 38 (6) requires that applications for development must be determined in accordance with the development plan, unless material considerations indicate otherwise. The NPPF is a material consideration in planning decisions.
- 5.2 The Framework is a key output resulting from the Plan for Growth and the Government's proposals to reform the planning system. It sets the planning agenda for supporting and pro-actively driving sustainable economic growth.
- 5.3 The Ministerial Foreword to NPPF states that:
- "The purpose of planning is to help sustainable development. Sustainable means ensuring that better lives for ourselves don't mean worse lives for future generations. Development means growth. We must accommodate the new ways by which we will earn our living in a competitive world... We must respond to the changes that new technologies offer us. Our lives, and the places in which we live them, can be better, but they will certainly be worse if things stagnate."*
- 5.4 **Paragraph 9** is also of relevance and states that *"pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):*
- Replacing poor design with better design;
  - Improving the conditions in which people live, work, travel and take leisure; and
  - Widening the choice of high quality homes".
- 5.5 Paragraph 10 states that plans and decisions need to take local circumstances into account, so that they respond to the different opportunities for achieving sustainable development in different areas.
- 5.6 Also in paragraph 17, one of these core principles states that planning should also *"not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives"* and; *"always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings"*.
- 5.7 Paragraph 56 of the NPPF attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development which is indivisible from good planning, and should *'contribute positively to making places better for people.'*
- 5.8 Paragraph 58 sets out how planning policies and decisions should aim to ensure that developments respond to "local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation".
- 5.9 **Paragraph 60** adds that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.
- 5.10 Section 12 of the NPPF provides guidance in relation to conserving and enhancing the historic environment. **Paragraph 128** confirms that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected. The paragraph further adds that explains that the level of detail required need not be exhaustive and that it should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal in question on the significance of the heritage asset in question.

- 5.11 **Paragraph 131** states that *“in determining planning applications, local planning authorities should take account of:*
- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
  - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability; and
  - the desirability of new development making a positive contribution to local character and distinctiveness”.

5.12 Paragraph 187 advises that local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. ☒

5.13 In determining planning applications, paragraph 197 concludes, in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development. ☒

#### [Camden Local Plan \(2017\)](#)

5.14 The development plan for the London Borough of Camden comprises of the Local Plan (adopted July 2017) and the London Plan (2016). The Camden Square Conservation Area Statement is also relevant to this appeal.

#### [Amenity](#)

- 5.15 Policy A1 is concerned with managing the impact of development status seeking to protect the quality of life of occupiers and neighbours. The policy seeks to ensure development contributes towards strong and successful communities by balanced the needs of development with the needs and characteristics of local areas and communities. The Council will consider factors such as:
- visual privacy, outlook;
  - sunlight, daylight and overshadowing;
  - artificial lighting levels;
  - transport impacts, including the use of Transport Assessments, Travel Plans and Delivery and Servicing Management Plans;
  - impacts of the construction phase, including the use of Construction Management Plans;
  - noise and vibration levels;
  - odour, fumes and dust;
  - microclimate;
  - contaminated land; and
  - impact upon water and wastewater infrastructure.

5.16 Paragraph 6.4 states a development’s impact upon visual privacy, outlook and disturbance from artificial light can be influenced by its design and layout. These issues can affect the amenity of existing and future occupiers. The Council will expect that these elements are considered at the design stage of a scheme to prevent potential harmful effects of the development on occupiers and neighbours. Further detail can be found within our supplementary planning document Camden Planning Guidance on amenity.

#### [Biodiversity & Trees](#)

5.17 Policy A3 seeks to protect and enhance sites of nature conservation and biodiversity. By seeking the protection of other features of nature conservation value, including gardens, and trees. The Policy states that the Council will:

- designate and protect nature conservation sites and safeguard protected and priority habitats and species;
- grant permission for development unless it would directly or indirectly result in the loss or harm to a designated nature conservation site or adversely affect the status or population of priority habitats and species;
- seek the protection of other features with nature conservation value, including gardens, wherever possible;
- assess developments against their ability to realise benefits for biodiversity through the layout, design and materials used in the built structure and landscaping elements of a proposed development, proportionate to the scale of development proposed;
- secure improvements to green corridors, particularly where a development scheme is adjacent to an existing corridor;
- seek to improve opportunities to experience nature, in particular where such opportunities are lacking;
- require the demolition and construction phase of development, including the movement of works vehicles, to be planned to avoid disturbance to habitats and species and ecologically sensitive areas, and the spread of invasive species;
- secure management plans, where appropriate, to ensure that nature conservation objectives are met; and
- work with The Royal Parks, The City of London Corporation, the London Wildlife Trust, friends of park groups and local nature conservation groups to protect and improve open spaces and nature conservation in Camden.

5.18 The Policy further states that the Council will resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value, including proposals which may threaten the continued well-being of such trees and vegetation. The Policy also requires trees and vegetation to be retained and to be satisfactorily protected during the demolition and construction phase of development in line with BS5837:2012 'Trees in relation to Design, Demolition and Construction' and be positively integrated as part of the site layout.

#### Design & Heritage

5.19 Policy D1 seeks high quality design, and goes on to state that good design is essential to creating places, buildings or spaces that work well for everyone, look good, last well and will adapt to the needs of future generation. The Council will seek to secure high quality design and will require that development:

- respects local context and character;
- preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;
- is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
- is of sustainable and durable construction and adaptable to different activities and land uses;
- comprises details and materials that are of high quality and complement the local character;
- integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;
- is inclusive and accessible for all;
- promotes health;
- is secure and designed to minimise crime and antisocial behaviour; responds to natural features and preserves gardens and other open space;

- incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,
- incorporates outdoor amenity space;
- preserves strategic and local views;
- for housing, provides a high standard of accommodation; and
- carefully integrates building services equipment.

The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

- 5.20 Paragraph 7.4 further states that good design takes account of its surroundings and preserves what is distinctive and valued about the local area. Careful consideration of the characteristics of a site, features of local distinctiveness and the wider context is needed in order to achieve high quality development which integrates into its surroundings. Character is about people and communities as well as the physical components.
- 5.21 Paragraph 7.5 states that design should respond creatively to its site and its context including the pattern of built form and urban grain, open spaces, gardens and streets in the surrounding area.
- 5.22 Paragraph 7.19 focuses on natural features and preserving gardens and open spaces. Developments should take into consideration the natural assets of a site and its surroundings, such as trees and other vegetation. Therefore, new developments should not impact existing natural habitats, including in private gardens.
- 5.23 Paragraph 7.20 states that development within rear gardens and other undeveloped areas can often have a significant impact upon the amenity and character of an area. The Council will resist development that occupies an excessive part of a garden and where there is a loss of garden space which contributes to the character of the townscape
- 5.24 Furthermore, paragraph 7.21 goes on to state that the Council will resist development which fails to preserve or is likely to damage trees on site, and will therefore seek to ensure that large trees are taken into consideration.
- 5.25 Policy D2 concerns heritage and states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas. The policy states that the Council will:
- require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;
  - resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;
  - resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and
  - preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.

## 6.0 STATEMENT OF CASE

- 6.1 The Enforcement Notice, has been served by the London Borough of Camden, in respect to the erection of a large outbuilding at the rear of the property. This section intends to focus on the reasons the Enforcement Notice was served and will assess relevant planning policy. We wish to appeal on ground (a) meaning "that, in respect of any breach of planning control which may be constituted by the matters stated in the notice, planning permission ought to be granted or, as the case may be, the condition or limitation concerned ought to be discharged".
- 6.2 Whilst our statement will focus on the reasons set out by the Council for serving the Enforcement Notice, our statement of case seeks to consider all of the relevant planning considerations to demonstrate that the proposed outbuilding is considered to be acceptable and therefore, planning permission should be granted.

### Impact on Trees

- 6.3 The Enforcement Notice was served based on the potential impact of the outbuilding on a valued Willow tree. The rear outbuilding, which was erected in mid-2016, sits adjacent to the side boundary fence with a mature Willow tree, which is within the curtilage of the adjacent property at no. 26 Rochester Square. The outbuilding is approximately 1m from the trunk of the Willow tree, with a boundary wall and fence forming the boundary between the properties.
- 6.4 As highlighted in the planning history section of this statement, planning permission was applied for a replacement of a previous shed in August 2016 (ref: 2016/3229/P). As a starting point for considering any impact of the outbuilding in question, it is relevant and worthwhile to note that this building replaced a previous structure on site. The domestic outbuilding has been built within the same footprint size as the previous shed, which had also been built on a slight raised platform (photo of shed is shown below, **Figure 3**).
- 6.5 It is our understanding that the previous shed dates back many years, most likely to the 1980s, and since then there has clearly been no adverse impact on the adjacent tree. It is most likely that the shed was erected when the building and garden was in use as single dwelling, prior to being converted into two flats in the late 1980s. Nevertheless, the Enforcement Notice alleges that there is potential harm in terms of impact on the valued tree, and as the image below clearly demonstrates, there has been a structure adjacent to the tree for a significant number of years and the tree has continued to grow and survive, with little to no impact from any structure at the appeal site.



Figure 3: Previous shed at 25 Rochester Square

- 6.6 Focussing more closely on the concerned mature Willow tree, which is located at the neighbouring property, no. 26 Rochester Square. It is material consideration that an application (ref:2017/5698/T) was submitted on 24 October 2017 to remove this tree, and that this application was approved by Camden Council on 23 November 2017. A copy of the decision notice can be found in **Appendix 3**.
- 6.7 This application to fell the Willow tree was accompanied by an Arboricultural Assessment Report by OCA UK Limited, consulting arboriculturalists. The report was commission to provide an assessment of whether any vegetation on site is likely to be influencing soil moisture levels beneath the foundations of a particular property in the immediate vicinity. Our understanding from the Appellant is that the property concerned is no. 24 Rochester Square, where there have been recent issues in respect of subsidence.
- 6.8 The report by OCA UK limited confirms that based on engineering advice the damage to the property in terms of subsidence is due to the action of vegetation. The report concludes that where felling has been proposed, including the Willow tree, that this will be on the basis that the vegetation in question would not respond well to severe reduction in leaf area that would inevitably lead to decay, the development of potential hazards, and an annual or other on-going management commitment and cost. The aim is to ensure that by removing the Willow tree, that this will address any subsidence issues.
- 6.9 The Appellant has undertaken an Arboricultural Impact Assessment that has been prepared by Landmark Trees, and can be found in **Appendix 4**. The assessment finds that the Willow tree is a Cat B tree, when assessed against the British Standards and the extent of root protection area that could be affected by the outbuilding is only 2.83%. The assessment considers that the foundations of the outbuilding are relatively shallow (450mm deep) and replaced existing informal foundations of a course of concrete blocks, which further reduces the potential for the tree to have been damaged during the installation of the footings. Furthermore, the assessment highlights that the condition of the tree indicates that it has suffered no ill-effects from the construction, as might be expected of a species capable of deeper rooting and with a reputation for being robust. The assessment also notes that there will be minimal secondary impacts as a result of the outbuilding.
- 6.10 In summary, the Arboricultural Impact Assessment concludes that the potential impacts of development are all relatively low as no trees have been removed and also in terms of RPA encroachments of trees retained.
- 6.11 In terms of potential impacts on the Willow tree, considering the Council has raised no objections to the removal of the tree under application 2017/5698/T, and considering no harm has been made to the tree during the construction works, and the fact that the outbuilding has had no adverse impacts on the tree since it was constructed in mid 2016, it is clear that no material harm has arisen to the tree to warrant the refusal of planning permission.
- 6.12 In our view, the domestic scale outbuilding, which sought to replace an existing shed on the same footprint, accords with Local Plan Policies A1 and A3.

#### Design

- 6.13 We acknowledge that the Council seeks to secure high quality design in development that respects local context and character. The current outbuilding is attractive and has been constructed of high quality materials with timber elevations, double glazed windows and welsh slates covering the roof. There is more than adequate provision of guttering and grey water pipes, and the installation overall is very study with a black painted finish. The outbuilding is sustainable in design and is of durable construction and is therefore, compliant with Policy D1 of the Camden Local Plan (2017).
- 6.14 The Council's previous assessment of this structure, under application 2016/3229/P, confirms that the detailed design, and overall design, of the building are both considered to be acceptable. The report acknowledges that the footprint is reasonable, however, concerns are raised in respect of the height. Whilst we agree with the Council's assessment that the footprint, which is only around 6.8sqm, is considered to be reasonable, we disagree that the height is unacceptable.
- 6.15 In our view, the height of the rear outbuilding is considered to be entirely acceptable and reasonable. The pitched roof with gable ends on the north and south elevations is well-considered to reduce the impact on neighbouring properties. The building itself is surrounded by vegetation which screens the outbuilding from

view, and will therefore, have very little impact on neighbouring properties in terms of outlook and visual amenity. In our view, the current design is an attractive subordinate feature, which relates to the architectural appearance of the host building.

- 6.16 As shown in the photographs below, irrespective of the Willow tree's canopy, which is likely to be removed by virtue of the tree being felled shortly, there is still significant planting and screening. The Council's previous assessment claims that the structure would not be shielded during Winter or Autumn months. The photographs below, taken recently in Winter clearly demonstrate that there is sufficient planting and screening, irrespective of the Willow tree's canopy to screen the outbuilding. The location of the outbuilding is highlighted on each photograph.



Figure 4: Photograph of existing outbuilding taken from the rear garden of the appeal site looking south



Figure 5: Photograph of existing outbuilding and rear streetscape and gardens of Rochester Square properties taken from the upper floor rear window of no. 25 Rochester Square



Figure 6: Photograph of the outbuilding taken from the rear garden of the appeal site

- 6.17 Furthermore, as can be demonstrated by the photographs above, as well as the aerial image below, the existing outbuilding has clearly been designed to appear as a domestic garden structure. The Council's assessment of the height in the previous application is overstated and poorly justified. The Council's assessment states that the height would be out of keeping with other rear gardens in this 'uniform terrace'. The terrace and rear gardens do not have a uniform character. The only defining character is that of long gardens that are leafy and well-landscaped. As can be seen on the image below, there are a number of domestic structures and extensions which form part of the context of this part of the conservation area.



Figure 7: Aerial view showing the variety of extensions, outbuildings and structures in gardens in the vicinity of the appeal site (Apple Maps)

- 6.18 Moreover, in our view, the good design and detailing, and careful use of high quality materials, results in a garden structure that is attractive. When glimpsed between trees, shrubs, hedges, boundary fences and walls, the structure will appear as an attractive garden shed.
- 6.19 In our considered opinion, the domestic outbuilding that has been erected on site is considered to be entirely acceptable. The structure, which is of a small footprint when assessed against the full extent of the garden, sits within a sea of other domestic structures and extensions within the immediate locality, and has been designed to a high quality. The appeal scheme is considered to be compliant with relevant design and conservation policies, as it is considered that there is no material harm to the conservation area. In particular, the scheme complies with policies D1 and D2.

#### Amenity

- 6.20 The Enforcement Notice was served on the grounds that the rear outbuilding does not comply with Policy A1. The current Willow tree and surrounding vegetation, provides a shield over the outbuilding minimising the visual appearance of the structure in the rear garden.
- 6.21 Although the elevation facing the rear of the properties has a window, this would not cause any harm to neighbouring ground floor flats as the property has a screen/hedge providing privacy. The presence of vegetation and the boundary fence also restrict the level of intrusion from the adjacent property sufficiently shielding the window. Therefore, in our view, further to the assessment provided in the previous design section, the structure avoids harmful effects on the amenity of existing and future occupiers and nearby properties, and in our view, is compliant with Policy A1.
- 6.22 Policy A1 aims to manage the impact of development and will grant permission unless it causes unacceptable harm to amenity. Camden's Inner London urban context, means that close proximity of various uses and the presence of major roads means that amenity is an important issue. The current domestic outbuilding is attractive and its use is for storage purposes is considered acceptable. We acknowledge that the Council's policy guidance seeks to ensure amenity of occupiers. However, in our view, the erection of a shed in a garden for storage uses is unlikely to impact the quality of life of neighbours; and highly unlikely to cause such harm to amenity of neighbours to warrant the refusal of planning permission.
- 6.23 It is worth noting that the officer's report for the refused application confirms that the Council considered that there will be no loss of daylight or privacy to any adjoining property.

## 7.0 SUMMARY & CONCLUSIONS

- 7.1 The Appellant's case for the appeal proposal is well-considered and compelling; and in our view the scheme is wholly in accordance with the core principles and guidance within national and local development plan policy.
- 7.2 The appeal submission clearly demonstrates that the Appellant has always approached this matter with care. The Appellant has undertaken the necessary arboricultural impact assessment work, sought advice from tree experts, and also sought consent from the Council in 2016, which was subsequently refused. Since this decision, the Council have consented for the adjacent Willow tree at no. 26 Rochester Square, which is the main concern and reason for issuing the Enforcement Notice.
- 7.3 In our view, the domestic outbuilding is entirely appropriate and acceptable. The footprint, height and scale of a garden structure, within a large well-planted and screened garden, in the context of other residential properties with sheds, extensions and other structures, are all considered to be acceptable.
- 7.4 The outbuilding, which has been designed to a high quality, set in from neighbouring boundaries, with a pitched roof to reduce the impact of height, is attractive and well-considered. The outbuilding appears as a simple garden structure and will cause no material harm to the amenity of any neighbouring properties.
- 7.5 In our considered opinion, planning permission should be granted for this high quality, and appropriate development which is respectful of its context, the natural and built environment and neighbouring properties.
- 7.6 For the reasons stated above, and taken alongside the material presented as part of the appeal case file, we would respectfully urge the Inspector to find favour with this logical and well-considered private investment proposal – and to grant planning permission for this minor domestic proposal.

## APPENDIX 1 – ENFORCEMENT NOTICE

Council reference: EN16/0315

**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR  
PROPERTY**

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED BY THE  
PLANNING AND COMPENSATION ACT 1991)**

**ENFORCEMENT NOTICE**

**ISSUED BY: THE LONDON BOROUGH OF CAMDEN**

1. **THIS IS A FORMAL NOTICE** which is issued by the Council because it appears to them that there has been a breach of planning control, under Section 171 A (1) (a) of the above Act, at the land described below. They consider that it is expedient to issue this notice, having regard to the provisions of the development plan and to other material planning considerations. The Explanatory Note at the end of the Notice and the enclosures to which it refers contain important additional information.

2. **THE LAND TO WHICH THE NOTICE RELATES**

**Land at: First, Second, Third Floor Flat, 25 Rochester Square, London NW1 9SA** shown outlined in black on the attached plan ("the Property").

3. **THE BREACH OF PLANNING CONTROL ALLEGED**

**Without planning permission:** Large outbuilding erected at the rear of the property.

4. **REASONS FOR ISSUING THIS NOTICE:**

1. It appears that the breach of planning control has occurred within the last 4 years.
2. The rear outbuilding is considered to be unacceptable in terms of lack of information and potential impact on a valued tree contrary to policies A1 (Managing the impact of development) and Policy A3 (Biodiversity) of the Camden Local Plan 2017.

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The Council do not consider that planning permission should be given because planning conditions could not overcome these problems.

5. **WHAT YOU ARE REQUIRED TO DO**

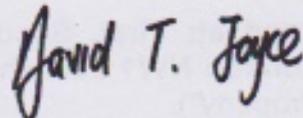
Within a period of **three months** of the Notice taking effect:

- 1) Completely remove the rear outbuilding; and
- 2) Remove rear outbuilding foundations using hand held tools only in order to protect tree roots; and
- 3) Reinststate ground level with good quality top soil

6. **WHEN THIS NOTICE TAKES EFFECT**

This notice takes effect on **22<sup>nd</sup> December 2017** unless an appeal is made against it beforehand.

DATED: 10<sup>th</sup> November 2017 Signed:



Head of Service, Supporting Communities, Regeneration and  
Planning on behalf of the London Borough of Camden, Town Hall,  
Judd Street, London WC1H 8JE

**Note Pursuant to Regulation 5 of the Town and Country (Enforcement Notices and Appeals) (England) Regulations 2002**

If you appeal against the notice on Ground (a) "That planning permission should be granted for what is alleged in the enforcement notice, or that the condition which is alleged not to have been complied with should be discharged" there is a fee payable under Regulation 10 of the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations

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2012/No.2920 for the deemed application for the planning permission for the development alleged to be in breach of planning control in the enforcement notice.

The fee is payable twice to the "London Borough of Camden", as the Local Planning Authority.

If you wish to appeal under Ground (a), the fee payable to the "London Borough of Camden" should accompany the copy of the appeal form sent to the Council at the following address:

Appeals and Enforcement  
Supporting Communities  
Regeneration and Planning  
Development Management  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

The fee is £172.00

**The TOTAL FEE payable is (£172.00 x2)**

Council reference: EN16/0315

## ANNEX

### YOUR RIGHT OF APPEAL

You can appeal against this notice, but any appeal must be received, or posted in time to be **received**, by the Planning Inspectorate acting on behalf of the Secretary of State **before** the date specified in paragraph 6 of the notice.

The enclosed information sheet published by the Planning Inspectorate gives details of how to make an appeal

[link to <http://www.planningportal.gov.uk/uploads/pins/eninfosheet.pdf>]

### WHAT HAPPENS IF YOU DO NOT APPEAL

If you do not appeal against this enforcement notice, it will take effect on **22<sup>nd</sup> December 2017**, and you must then ensure that the required steps for complying with it, for which you may held responsible, are taken within the period specified in the notice. Failure to comply with an enforcement notice, which has taken effect, can result in prosecution and/or remedial action by the Council.

DATED: 15 November 2017 Signed:

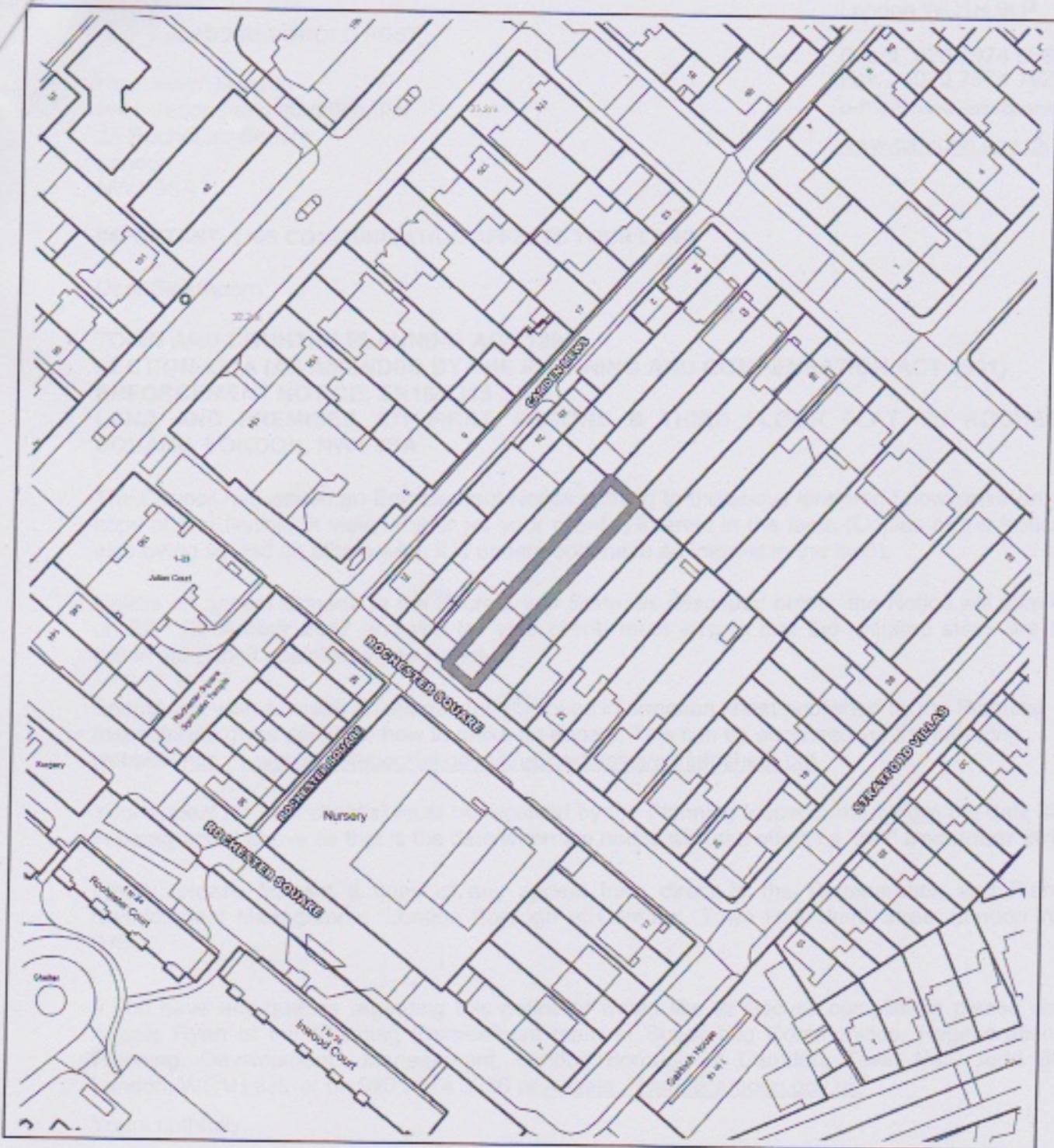
Head of Service, Supporting Communities, Regeneration and  
Planning on behalf of the London Borough of Camden, Town Hall,  
Judd Street, London, WC1N 3JF

**THIS ENFORCEMENT NOTICE HAS BEEN SERVED ON:**

Proprietor: Faye Mairi Jackson First second and third floor flat 25 Rochester Square London NW1 9SA
Jon James Murray – Leach Ground Floor Flat 25 Rochester Square London NW1 9SA
Elderbridge Limited Target House Cowbridge Road East Cardiff CFF11 9AU
The Occupier First, second and third floor flat 25 Rochester Square London NW1 9SA

**If you believe that there is someone else who should be served or any of those listed above has not received a copy of the notice or any other document please let that person and the Council know of this omission as soon as possible.**

# NORTHGATE SE GIS Print Template



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<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	05/08/2016
		N/A		<b>Consultation Expiry Date:</b>	11/08/2016
<b>Officer</b>			<b>Application Number(s)</b>		
Matthias Gentet			2016/3229/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
Flat First Second and Third Floor 25 Rochester Square London NW1 9SA			Arboricultural Report; 114-20-01 RevB; 114-00-02; 114-00-01.		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Installation of an outbuilding replacing existing shed in the rear garden of residential flat (Class C3).					
<b>Recommendation(s):</b>		Refuse with Warning of Enforcement Action to be Taken			
<b>Application Type:</b>		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	<b>08</b>	No. of responses	<b>02</b>	No. of objections	<b>02</b>
			No. electronic	<b>02</b>		
Summary of consultation responses:	<p>Comments were received following the statutory consultations carried out in the form of consultation letters to the relevant parties (expiry date: 02/08/2016), a Site Notice (erected on 15/07/2016 and expiring on 05/08/2016), and a Press Advert (published on 21/07/2016 and expiring on 11/08/2016).</p> <p><u>Summary of Objections:</u></p> <p>An objection from the Owner/occupier at <b>25 Rochester Square</b>, has been received, summarised as follow:</p> <ul style="list-style-type: none"> <li>○ Significant negative effect on the use of our living space.</li> </ul> <p>An objection from the Owner/occupier at <b>24 Rochester Square</b>, has been received, summarised as follow:</p> <ul style="list-style-type: none"> <li>○ Works already carried out;</li> <li>○ Building will have a detrimental effect with regards the usage of our property;</li> <li>○ Set a negative precedent of creating a habitable space within gardens.</li> </ul> <p><u>Officer's Response:</u></p> <p><i>The structure has already been erected in full. The addition is very tall, giving it an over dominant appearance which is unsuitable for the location. The structure is to be refused permission on this basis.</i></p> <p><i>An enforcement case was opened following a complaint by a resident.</i></p> <p><i>The structure is to be used as a gym and would therefore be ancillary to the top floor maisonette. Its presence is not considered to prevent anyone from enjoying their own garden space or infringe onto the neighbours' way of life in terms of privacy and overlooking.</i></p>					

**CAAC/Local groups\*  
comments:**  
\*Please Specify

No comments from the CAAC or Local group were received.

## Site Description

The site comprises a 2-storey semi-detached terraced house with roof mansard and semi-basement. It has steep steps to the front door. It is divided into 2 flats. There is a verandah access from the upper flat to the rear garden

The house is located on the northern part of Rochester Square. It forms part of the identical sets of semi-detached properties surrounding the square. The abundant vegetation within the front garden gives the square its leafy characteristic.

The property sits within Camden Square Conservation Area, but is not listed.

## Relevant History

### Site Address:

2016/2413/P – (not yet decided) - Installation of external air conditioning condenser unit within acoustic enclosure at lower second floor level to side elevation of residential unit (Class C3).

P9601045 – (granted on 09/08/1996) - Infill of rear elevation at ground and first floors, relocation of rear staircase to side passage and enlargement of rear dormer window.

### Site Enforcement History:

EN16/0315 - Large outbuilding hard up against a boundary wall in the garden of property. and AC unit.

EN16/0483 - Installation of an unauthorised A/C unit to the rear elevation at top floor level - in connection with undetermined application ref: 2016/2413/P

### Adjacent Sites:

2005/1396/P – (granted on 10/06/2005) - Erection of garden shed/studio - 20 Rochester Square.

## Relevant policies

### LDF Core Strategy and Development Policies

#### Core Strategy Policies

CS5 – Managing the impact of growth

CS14 – Promoting high quality places and conserving our heritage

CS15 - Protecting and improving our parks and open spaces and encouraging biodiversity

#### Development Policies

DP24 – Securing high quality design

DP25 – Conserving Camden's Heritage

DP26 – Managing the impact of development on occupiers and neighbours

#### Camden Planning Guidance 2015 (as amended)

CPG1- Design – Chap 2, 4 & 6

CPG6 – Amenity – Chap 7

#### National Planning Policy Framework 2012

## **Assessment**

### **1. Proposal and Background**

1.1 Planning permission is sought for the following:

1.2 The retention of an outbuilding for use as a gym, replacing an existing shed (as stated by the applicant) in the rear garden to be used in connection with the upper floor flat.

1.3 It is noted at this stage that the proposal is the subject of an enforcement case reference: EN16/0315 following the starting of the works to erect the said fixture prior to planning permission having been applied for or granted. The application is therefore retrospective.

1.4 Issues have arisen with regards the details provided on the submitted proposed drawings which do not coincide with the actual outbuilding in terms of accuracy of measurements and size. The actual unauthorised outbuilding is taller than demonstrated on the drawings.

The application being for the retention of the unauthorised outbuilding, the accuracy of details on the drawings cannot be overlooked. Despite the request to have the drawings amended to give a true reflection of the outbuilding in situ, this has not been fully addressed. The details on the drawings represent a very slightly smaller structure. The application however is assessed on the basis of the plans submitted. The fact that the outbuilding already constructed is slightly taller will be clarified on an informative attached to the decision notice.

### **2. Assessment**

The issues are Design, Trees and Amenity

#### Design and Amenity

2.1 One of the considerations in the determination of this application is the impact of the proposal on the appearance of the host building, the character and appearance of the conservation area, and the rear streetscape. It is considered that the detailed design of the building is acceptable. However the structure is too tall. It is clearly apparent that the constructed building on site is too high and that the submitted plans which shows a slightly lower building (by 10cm -15cm) would also be too high

2.2 The outbuilding on the submitted plan is to measure 3.4m in width by 1.97m in depth by 1.74m in height - from ground level up to the roof underside, and by 2.97m in height – from ground level up to the roof ridge. The structure is set a course of exposed bricks measuring 0.14m in height which is then set on an exposed concrete slab measuring 0.14m in height, the whole resting on concrete foundations dug at a depth of 0.45m.

2.3 This setting produces an overall height of 3.22m in height – from ground level to the roof ridge, and 2.08m (shallow elevation) - from ground to the roof underside.

2.4 The application states that the outbuilding has been erected on the site of the previous garden shed. It would appear that the shed would have been erected also without the required planning permission. The presence of the previously existing shed would not justify the proposed replacement as no details of its size, height etc have been submitted.

2.5 The proposed out building is constructed of high quality material with timber elevations, double glazed window and welsh slates covering the roof. There is also the more than adequate provision of guttering and grey water pipes. The installation is very sturdy and has been black painted finish.

2.6 The overall design of the outbuilding is acceptable. However, its height is the main cause of concern. Although the footprint is reasonable – covering a surface of around 6.8sqm, the highest point reaches up to 3.22m, towering over the boundary fence by over 1.3m. This would be out of keeping with other rear gardens in this uniform terrace in the conservation area. It is noted that permission was granted for a smaller shed in the adjacent site.

2.7 It must also be noted that the above measurements are taken from the submitted drawings. As stated above, the actual structure in situ is slightly taller, increasing the last measurements by about 10-15cm

2.8 The outbuilding has been viewed from a neighbouring perspective. Bearing in mind that during the growing seasons, the Willow tree does provide some form of a shield, keeping the structure somewhat hidden away from view, the same cannot be said during the Autumn and Winter months where, by the deciduous nature of the Willow tree, all the leaves would fall, revealing the structure to be in full view of the neighbours.

### Trees

2.9 The outbuilding is also in close proximity to the side boundary fence of a height of around 1.9m, and a mature Willow tree abutting on the other side of the wall. The tree is growing lop-sided its main bough growing over the proposed outbuilding. The tree is a protected tree given its size and location with the conservation area

2.10 Due to the close proximity of the structure to the base of the tree and no information regarding the construction method used it is difficult to assess the impacts on the tree. Although the depth of the foundations is clearly showing on the proposed drawings, no information detailing how these were constructed has been provided. The impact of the overall structure on the Willow tree has therefore not be entirely demonstrated – be it minimal or extensive. The proposal is unacceptable in terms on likely impact on the tree. Amenity here will be no loss of daylight, or privacy to any adjoining property.

2.11 Although the elevation facing the back of the properties has a window, this would not result any harm to the lower ground floor flat because the flat is in a lower position and has a screen/hedge providing privacy. The presence of vegetation and the boundary fence also restrict the level of intrusion from the adjacent property sufficiently shielding the window.

## **3. Conclusion**

3.1 Therefore the proposal is considered to be unacceptable in terms of height and impact on a valued tree. The proposal is contrary to policies CS5, CS14, CS15, DP24 and DP25.

## **4. Recommendation**

a. Refuse planning permission.

APPENDIX 3 – TREE APPLICATION 2017/5698/T DECISION NOTICE

Mr Adam Arya  
26 Rochester Square  
London  
NW1 9SA

Application Ref: **2017/5698/T**  
Please ask for: **Nick Bell**  
Telephone: 020 7974 **5939**

23 November 2017

Dear Sir/Madam

### **DECISION**

Town and Country Planning Acts 1990 (as amended)

#### **NO OBJECTION TO SECTION 211 NOTICE OF WORKS TO TREE/S IN A CONSERVATION AREA**

Address:

**26 Rochester Square  
London  
NW1 9SA**

Proposed Work:

REAR GARDEN: 1 x Willow - Remove

The Council has considered your notification of intended works to trees dated 12 October 2017 and does not wish to object.

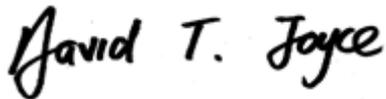
Informative(s):

- 1 This notice is valid for 2 years from the date of this letter or until the work is completed, whichever is the sooner.
- 2 You are advised that the appropriate standards for tree work are set out in BS 3998: 2010. Failure to ensure that the proposed works are carried out to these standards may result in damage to the tree(s) and may result in legal action by the Council.
- 3 Please note that any approval given by the Council does not give an exemption from the requirements to comply with the Wildlife and Countryside Act 1981 (as amended), or any other Acts offering protection to wildlife. Of particular note is



the protection offered to bats, birds and their nests from construction works. For further information contact Natural England on 0300 060 4911 or [www.naturalengland.org.uk](http://www.naturalengland.org.uk).

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive style and is positioned above a thin horizontal line.

David Joyce  
Director of Regeneration and Planning

It is important to us to find out what our customers think about the service we provide. To help us in this respect, we would be very grateful if you could take a few moments to complete our online survey at the following website address: [www.camden.gov.uk/dmfeedback](http://www.camden.gov.uk/dmfeedback). We will use the information you give us to help improve our services.

## APPENDIX 4 – ABORICULTURAL IMPACT ASSESSMENT



## ARBORICULTURAL IMPACT ASSESSMENT REPORT FOR:

25 Rochester Square  
London  
NW1 9SA

## INSTRUCTING PARTY:

Faye Jackson  
25 Rochester Square  
London  
NW1 9SA

## REPORT PREPARED BY

Adam Hollis  
MSc ARB MICFor FArbor A MRICS C Env

**Ref:** KMG/25RCH/AIA/01

**Date:** 4<sup>th</sup> August 2016

The content and format of this report are for the exclusive use of the Instructing Party. It may not be sold, lent, hired out or divulged to any third party, not directly involved in the subject matter without Landmark Trees' written consent

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**e-mail:** [info@landmarktrees.co.uk](mailto:info@landmarktrees.co.uk)  
**Tel:** 0207 851 4544



**London Office:** Holden House, 4th Floor, 57 Rathbone Place London W1T 1JU

**Registered Office:** 15 Abbey Road, Oxford OX2 0AD

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**PART 1: MAIN TEXT**

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## Caveats

This report is primarily an arboricultural report. Whilst comments relating to matters involving built structures or soil data may appear, any opinion thus expressed should be viewed as qualified, and confirmation from an appropriately qualified professional sought. Such points are usually clearly identified within the body of the report. It is not a full safety survey or subsidence risk assessment survey. These services can be provided but a further fee would be payable. Where matters of tree condition with a safety implication are noted during a survey they will of course appear in the report.

A tree survey is generally considered invalid in planning terms after 2 years, but changes in tree condition may occur at any time, particularly after acute (e.g. storm events) or prolonged (e.g. drought) environmental stresses or injuries (e.g. root severance). Routine surveys at different times of the year and within two - three years of each other (subject to the incidence of the above stresses) are recommended for the health and safety management of trees remote from highways or busy access routes. Annual surveys are recommended for the latter.

Tree works recommendations are found in the Appendices to this report. It is assumed, unless otherwise stated ("ASAP" or "Option to") that all husbandry recommendations will be carried out within 6 months of the report's first issue. Clearly, works required to facilitate development will not be required if the application is shelved or refused. However, necessary husbandry work should not be shelved with the application and should be brought to the attention of the person responsible, by the applicant, if different. Under the Occupiers Liability Act of 1957, the owner (or his agent) of a tree is charged with the due care of protecting persons and property from foreseeable damage and injury.' He is responsible for damage and/or nuisance arising from all parts of the tree, including roots and branches, regardless of the property on which they occur. He also has a duty under The Health and Safety at Work Act 1974 to provide a safe place of work, during construction. Tree works should only be carried out with local authority consent, where applicable.

Inherent in a tree survey is assessment of the risk associated with trees close to people and their property. Most human activities involve a degree of risk, such risks being commonly accepted if the associated benefits are perceived to be commensurate.

Risks associated with trees tend to increase with the age of the trees concerned, but so do many of the benefits. It will be appreciated, and deemed to be accepted by the Instructing Party, that the formulation of recommendations for all management of trees will be guided by the cost-benefit analysis (in terms of amenity), of tree work that would remove all risk of tree related damage.

Prior to the commencement of any tree works, an ecological assessment of specific trees may be required to ascertain whether protected species (e.g. bats, badgers and invertebrates etc.) may be affected.

## 1.0 SUMMARY

<b>Instructing Party:</b>	Faye Jackson		<b>Case Ref:</b>	KMG/25RCH/AIA/01	
<b>Local Authority:</b>	LB Camden		<b>Date:</b>	4 <sup>th</sup> August 2016	
Site Address: 25 Rochester Square, London NW1 9SA					
Proposal: Installation of new garden outbuilding replacing existing outbuilding					
<b>Report Checklist</b>			<b>Y/N</b>	<b>Y/N</b>	
Arboricultural constraints on site			Y	Trees removal proposed	
Tree Survey			Y	Topographical Survey	
BS5837 Report			Y	Conservation Area	
Tree Preservation Orders			N/k		
Tree Protection Plan:			N/a	(Include in future method statement)	
Tree Constraints Plan:			Y		
Arboricultural Impact Assessment:			Y		
<b>Site Layout</b>					
Site Visit	Y	Date: 27/07/16	Access Full/Partial/None		F/P
Trees on Site			Y	Off-site Trees	
Trees affected by development			N	O/s trees affected by development	
Tree replacement proposed:			N/a	On or off-site trees indirectly affected by development	
<b>Trees with the potential to be affected</b>					
Very minor encroachment of T1 by shed construction (2.8%), no significant roots found during foundation excavation therefore impact to tree rated as very low – to be mitigated by soil decompaction.					
<b>Comments</b>					
Recommended works for 2 trees regardless of development, but also pertinent to maintaining a safe work site.					
<b>Recommendations</b>					
1	Proposal will mean the loss of important trees (TPO/CA)				N
2	Proposal has sufficient amelioration for tree loss				N/a
3	Proposals provide adequate tree protection measures				Y
4	Proposal will mean retained trees are too close to buildings				N
5	Specialist demolition / construction techniques required				N
6	The Proposal will result in significant root damage to retained trees				N
7	Further investigation of tree condition recommended				Y

RPA= Root Protection Area

TPP= Tree Protection Plan

AMS= Arboricultural Method Statement

AIA = Arboricultural Implication Assessment

BS5837: 2012 'Trees in relation to design, demolition and construction – Recommendations'

Arboricultural Impact Assessment Report: 25 Rochester Square, London NW1 9SA

Instructing party:: Faye Jackson, 25 Rochester Square, London NW1 9SA

Prepared by: Adam Hollis of Landmark Trees, Holden House, 4th Floor, 57 Rathbone Place, London W1T 4JU

## 2. INTRODUCTION

### 2.1 Terms of Reference

- 2.1.1 LANDMARK TREES were asked by Faye Jackson to provide a survey and an arboricultural impact assessment of proposals for the site: 25 Rochester Square. The report is to accompany a retrospective planning application.
- 2.1.2 The proposals are for the installation of new garden outbuilding replacing existing outbuilding.
- 2.1.3 This report will assess the impact on the trees and their constraints, identified in our survey. Although the proposals were known at the time of the survey, Landmark Trees endeavour to survey each site blind, working from a topographical survey, wherever possible, with the constraints plan informing their evolution.
- 2.1.4 I am a Registered Consultant and Fellow of the Arboricultural Association and a Chartered Forester, with a Masters Degree in Arboriculture and 25 years' experience of the landscape industry - including the Forestry Commission and Agricultural Development and Advisory Service. I am a UK Registered Expert Witness, trained in single and joint expert witness duties. I am also Chairman of the UK & I Regional Plant Appraisal Committee, inaugurated to promote international standards of valuation in arboriculture.

### 2.2 Drawings Supplied

- 2.2.1 The drawings supplied by the Instructing Party and relied upon by Landmark Trees in the formulation of our survey plans are:
- Existing site survey: 114-00-02-Existing and Proposed Site Plan\*
- Proposals: 114-00-02-Existing and Proposed Site Plan

\*In the absence of a full topographical survey, tree positions may be approximate only.

## 2.3 Scope of Survey

- 2.3.1 As Landmark Trees' (LT) arboricultural consultant, I surveyed the trees on site on 27<sup>th</sup> July 2016, recording relevant qualitative data in order to assess both their suitability for retention and their constraints upon the site, in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations [BS5837:2012].
- 2.3.2 Our survey of the trees, the soils and any other factors, is of a preliminary nature. The trees were SURVEYED on the basis of the Visual Tree Assessment method expounded by Mattheck and Breloer (The Body Language of Trees, DoE booklet Research for Amenity Trees No. 4, 1994). LT have not taken any samples for analysis and the trees were not climbed, but inspected from ground level.
- 2.3.3 A tree survey is generally considered invalid in planning terms after 2 years, but changes in tree condition may occur at any time, particularly after acute (e.g. storm events) or prolonged (e.g. drought) environmental stresses or injuries (e.g. root severance). Routine surveys at different times of the year and within two - three years of each other (subject to the incidence of the above stresses) are recommended for the health and safety management of trees remote from highways or busy access routes. Annual surveys are recommended for the latter.
- 2.3.4 The survey does not cover the arrangements that may be required in connection with the laying or removal of underground services.

## 2.4 Survey Data & Report Layout

- 2.4.1 Detailed records of individual trees are given in the survey schedule in Appendix 1 to this report. General husbandry recommendations are provided within Appendix 2, if for whatever reason the development does not go ahead, our recommendations in Appendix 2 would still apply.
- 2.4.2 A site plan identifying the surveyed trees, based on the Instructing Party's drawings / topographical survey is provided in Part 3 of this report.
- 2.4.3 This plan also serves as the Tree Constraints Plan with the theoretical Recommended Protection Areas (RPA's), tree canopies and shade constraints, (from BS5837: 2012) overlain onto it. These constraints are then overlain in turn onto the Instructing Party's proposals to create a second Arboricultural Impact Assessment Plan in Part 3. General observations and discussion follow, below.

### 3.0 OBSERVATIONS

#### 3.1 Site Description



Photograph 1: 25 Rochester Square, London NW1 9SA

- 3.1.1 This property is located in Canteloves Ward within the Camden Square Conservation Area of the London Borough of Camden. It comprises a semi-detached dwelling with extensive rear garden.
- 3.1.2 The site is relatively level throughout.
- 3.1.3 In terms of the British Geological Survey, the site overlies the London Clay Formation (see indicated location on Fig.1 plan extract below). The associated soils are generally, highly shrinkable clay; e.g. slowly permeable seasonally waterlogged fine loam over clay. Such highly plastic soils are prone to movement: subsidence and heave. The actual distribution of the soil series are not as clearly defined on the ground as on plan and there may be anomalies in the actual composition of clay, silt and sand content.
- 3.1.4 Clay soils are prone to compaction during development with damage to soil structure potentially having a serious impact on tree health. The design of foundations near problematic tree species will also need to take into consideration subsidence risk. Further advice from the relevant experts on the specific soil properties can be sought as necessary.

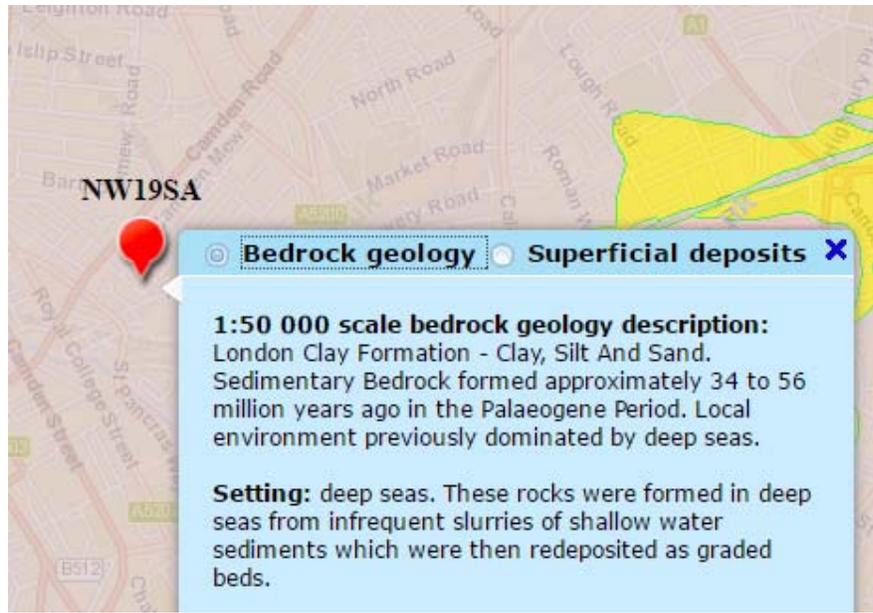


Figure 1: Extract from the BGS Geology of Britain Viewer

### 3.2 Subject Trees

3.2.1 Of the 9 surveyed trees none are A category \*(High Quality), 5 are B category \*(Moderate Quality), 4 are C category \*(Low Quality) and none are U category \*(Unsuitable for Retention).

3.2.2 The tree species found on site comprise weeping willow, pyracantha, rowan, common ash, Myrobalan plum, apple and sweet bay.

3.2.3 In terms of age demographics there is a preponderance of early mature and mature trees on the site with one semi-mature tree in the population.

3.2.4 Full details of the surveyed trees can be found in Appendix 1 of this report.

3.2.5 There are recommended works for 1 on-site tree (T4) and 1 off-site tree (T1 – third party tree). These are listed in Appendix 2.

### 3.3 Planning Status

3.3.1 We are not aware of the existence of any Tree Preservation Orders, but understand the site stands within the Camden Square Conservation Area, which will affect the subject trees: it is a criminal offence to prune, damage or fell such trees without permission from the local authority.

## 4.0 DEVELOPMENT CONSTRAINTS

### 4.1 Primary Constraints

- 4.1.1 BS5837: 2012 gives Recommended Protection Areas (RPA's) for any given tree size. The individual RPA's are calculated in the Tree Schedule in Appendix 1 to this report, or rather the notional radius of that RPA, based on a circular protection zone. The prescribed radius is 12-x stem diameter at 1.5m above ground level, except where composite formulae are used in the case of multi-stemmed trees.
- 4.1.2 Circular RPA's are appropriate for individual specimen trees grown freely, but where there is ground disturbance, the morphology of the RPA can be modified to an alternative polygon, as shown in the diagram below (Figure 2). Alternatively, one need principally remember that RPA's are area-based and not linear – notional rather than fixed entities.

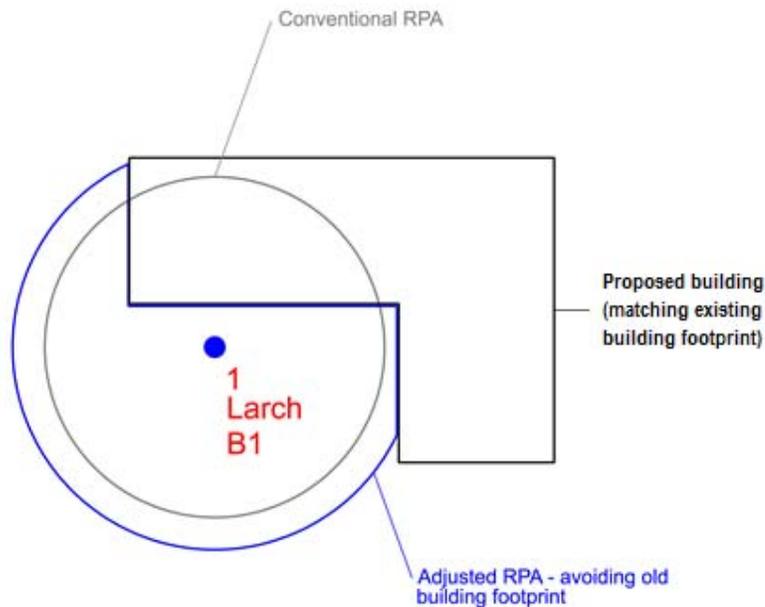


Figure 2 – Generic BS 5837 RPA Adjustments

- 4.1.3 In BS5837, paragraph 4.6.2 states that RPA's should reflect the morphology and disposition of the roots; where pre-existing site conditions or other factors indicate that rooting has occurred asymmetrically, a polygon of equivalent area should be produced. Modifications to the shape of the RPA should reflect a soundly based arboricultural assessment of likely root distribution.
- 4.1.4 **No *a priori* modifications have been made in this instance, though further investigations are recommended, where the proposals encroach / come near RPA and their modification could have a bearing on the impact assessment.**

4.1.5 The quality of trees will also be a consideration: U Category trees are discounted from the planning process in view of their limited service life. Again, Category-C trees would not normally constrain development individually, unless they provide some external screening function.

4.1.6 At paragraph 5.1.1. BS5837: 2012 notes that "Care should be exercised over misplaced tree preservation; attempts to retain too many or unsuitable trees on a site are liable to result in excessive pressure on the trees during demolition or construction work, or post-completion demands on their removal."

4.1.7 In theory, only moderate quality trees and above are significant material constraints on development. However, the low quality trees would comprise a constraint in aggregate, in terms of any collective loss / removal, where replacement planting would be appropriate, though no such collective impact is proposed.

4.1.8 In this instance, the moderate quality trees present have the potential to significantly constrain the development of the site although the light nature of the proposed outbuilding means that the impact of these potential constraints is lessened considerably.

## 4.2 Secondary Constraints

4.2.1 The second type of constraint produced by trees that are to be retained is that the proximity of the proposed development to the trees should not threaten their future with ever increasing demands for tree surgery or felling to remove nuisance shading (Figure 3), honeydew deposition or perceived risk of harm.

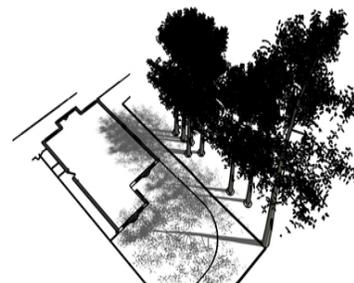


Figure 3 –  
Generic Shading Constraints

4.2.2 The shading constraints are crudely determined from BS5837 by drawing an arc from northwest to east of the stem base at a distance equal to the height of the tree, as shown in the diagram opposite. Shade is less of a constraint on non-residential developments, particularly where rooms are only ever temporarily occupied.

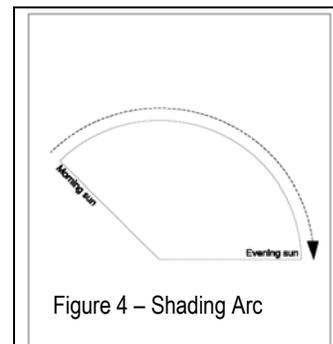


Figure 4 – Shading Arc

4.2.3 This arc (see Figure 4) represents the effects that a tree will have on layout through shade, based on shadow patterns of 1x tree height for a period May to Sept inclusive 10.00-18.00 hrs daily.

4.2.4 The outbuilding will be subject a variety of secondary constraints, including shading and organic deposition. However, the significance of these constraints is inherently lessened due to its nature and that it replaces a similar structure in the same position.

*Note: Sections 5 & 6 will now assess the impacts upon constraints identified in Section 4. Table 1 in Section 5 presents the impacts in tabular form (drawing upon survey data presented in Appendices 1 & 2). Impacts are presented in terms of whole tree removal and the effect on the landscape or partial encroachment (% of RPA) and its effect on individual tree health. Section 6 discusses the table data, elaborating upon the impacts' significance and mitigation.*

## Table 1: Arboricultural Impact Assessment

(Impacts assessed prior to mitigation and rated with reference to Matheny & Clark (1998))



Ref: KMG/25RCH/AIA

B.S. Cat.	Tree No.	Species	Impact	Tree / RPA Affected	Age	Growth Vitality	Species Tolerance	Impact on Tree Rating	Impact on Site Rating	Mitigation
B	1	Willow, Weeping	Outbuilding Construction within RPA	7.19 m <sup>2</sup> 2.83 %	Mature	Moderate	Good	Very Low	Very Low	Remedial soil / root treatment

## 6.0 DISCUSSION

### 6.1 Rating of Primary Impacts

- 6.1.1 The principal impact in the current proposals is the encroachment of the theoretical RPA of T1 by approximately 7.19m<sup>2</sup> (2.8%) of its total. Whilst in bald terms such a minor encroachment is likely to be of very low impact to the tree, the proximity of the outbuilding to T1 results in a potentially more significant impact than the figures might suggest although, for the reasons set out below, this potential is not considered to have been realised.
- 6.1.2 The principal reason for this conclusion is that no significant roots were disturbed during the excavation of the footings for the outbuilding. Mr Robin Baker of Allen Wilson Construction Ltd confirmed via email that “when excavating for the foundations for the shed, there were no roots found of any significance if at all”.
- 6.1.3 That the foundations of the outbuilding are relatively shallow (450mm deep) and replaced existing informal foundations of a course of concrete blocks further reduces the potential for the tree to have been damaged during the installation of the footings.
- 6.1.4 Finally, the condition of the tree would also indicate that it has suffered no ill-effects from the construction, as might be expected of a species capable of deeper rooting and with a reputation for being robust. Notwithstanding this, mitigation of soil decompaction is proposed to compensate for the potential loss of fine roots and rooting area.

- 6.1.5 The principal of RPA encroachment is established within BS5837:2012 and supported by the source document, National Joint Utilities Guidelines 10 / Vol. 4 1995 / 2010. NJUG introduced the x12 diameter *Precautionary Zone* for supervised working and *Prohibited Zone* at a universal 1m from the base of the tree. RPA's are frequently confused with the NJUG Prohibited Zone, when they clearly correlate with the NJUG Precautionary Zone.
- 6.1.6 An RPA encroachment of <20% of RPA may be considered as low impact, given the permissive references to 20% RPA relocation and impermeable paving within BS5837:2012 and other published references to healthy trees tolerating up to 30-50% root severance (Coder, Helliwell and Watson in CEH 2006). The trees in question are healthy specimens of species with a good resistance to development impacts, and quite capable of tolerating these low impacts.
- 6.1.7 **“In practice 50% of roots can sometimes be removed with little problem**, provided there are vigorous roots elsewhere. Inevitably, this degree of root loss will temporarily slow canopy growth and even lead to some dieback” (Thomas 2000). LT do not recommend annexing such high proportions of the root system; rather that within the context of the published science, planning should not be unduly concerned by impacts that are well below the subcritical threshold – *tree health is not at stake*.

6.1.8 BS5837 recommends (at 5.3.a) that if operations within the RPA are proposed, the project arboriculturist should demonstrate that the tree(s) can remain viable and that the area lost to encroachment can be compensated for elsewhere, contiguous with its RPA. On the basis of Thomas et al, above, it is possible to demonstrate that the tree can remain viable, and on the basis that the tree will be rooting no less freely in the garden / lawn / border /pavement than within the proposed footprint, with the RPA encroachment compensated elsewhere on contiguous land. The guide also recommends (at 5.3.b) the arboriculturist propose a series of mitigation measures (to improve the soil environment that is used by the tree for growth). These are provided at 6.3 below.

## 6.2 Rating of Secondary Impacts

6.2.1 There will always be marginal secondary impacts of honeydew / litter deposition and partial shade on this site, regardless of development. The status quo is unlikely to change with further development, which is the salient point for planning to consider. Thus, the secondary impacts of development are minimal.

## 6.3 Mitigation of Impacts

6.3.1 The potential root damage from the construction impacts (drive and piling excavation) can be partly mitigated by soil treatment and light pruning / dead wooding. The former involves soil fertiliser injection / root inoculation and decompaction: a suitable low nitrate, low phosphorous fertilizer and mycorrhizal spores are introduced to the soil profile through compressed air injection (see Figure 5). The spores are mixed with a stimulant, which helps them colonise the roots. A combination of these treatments can relieve the immediate effects of construction damage / disturbance and compaction, though long term environmental deficiencies should be addressed culturally. The case for short-term mitigation through fertiliser application and light pruning is more proven (CEH 2006) than that of the other treatments, which remain anecdotal. Soil injection is not necessarily more effective at delivering fertilizer than broadcast application, but becomes cost-effective where already recommended for decompaction treatments.



Figure 5: Soil fertiliser Injection

6.3.2 Nuisance deposition can be further mitigated with routine maintenance, light pruning / deadwooding and the fitting of filtration traps on guttering (see Figure 6 below).

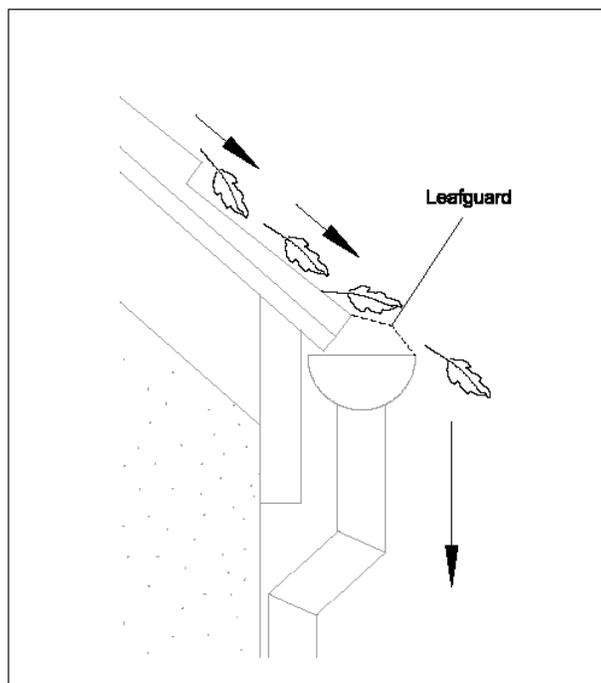


Figure 6: Filtration traps, as shown left, could be fitted on the gutters which can easily be maintained at 2-3m above ground.

## 7.0 CONCLUSION

- 7.1 The potential impacts of development are all relatively low as no trees have been removed and also in terms of RPA encroachments of trees retained.
- 7.2 The full potential of the impacts can be largely mitigated through the measures detailed in paragraph 6.3.
- 7.3 The species affected are generally tolerant of root disturbance / crown reduction and the retained trees are generally in good health and capable of sustaining these reduced impacts.
- 7.4 Therefore, the proposals will not have any significant impact on either the retained trees or wider landscape. Thus, with suitable mitigation and supervision the scheme is recommended to planning.

## 8.0 RECOMMENDATIONS

### 8.1 Specific Recommendations

- 8.1.1 Current tree works recommendations are found in Appendix 2 to this report.
- 8.1.2 Excavation and construction impacts within the RPA's of trees identified in Table 1 above, will need to be mitigated using methods suggested in para 6.3 above.

### 8.2 General Recommendations for Sites Being Developed with Trees

- 8.2.1 Any trees which are in close proximity to the proposed development should be protected with a Tree Protection Barrier (TPB). Protective barrier fencing should be installed immediately following the completion of the tree works, remaining in situ for the entire duration of the development unless otherwise agreed in writing by the Council. It should be appropriate for the intensity and proximity of the development, usually comprising steel, mesh panels 2.4m in height ('Heras') and should be mounted on a scaffolding frame (shown in Fig 2 of BS5837:2012). The position of the TPB can be shown on plan as part of the discharge of conditions, once the layout is agreed with the planning authority. The TPB should be erected prior to commencement of works, remain in its original form on-site for the duration of works and be removed only upon full completion of works.
- 8.2.2 A TPB may no longer be required during soft landscaping work but a full arboricultural assessment must be performed prior to the undertaking of any excavations within the RPA of a tree. This will inform a decision about the requirement of protection measures. It is important that all TPBs have permanent, weatherproof notices denying access to the RPA.
- 8.2.3 The use of heavy plant machinery for building demolition, removal of imported materials and grading of surfaces should take place in one operation. The necessary machinery should be located above the existing grade level and work away from any retained trees. This will ensure that any spoil is removed from the RPAs. It is vital that the original soil level is not lowered as this is likely to cause damage to the shallow root systems.
- 8.2.4 Any pruning works must be in accordance with British Standard 3998:2010 Tree work [BS3998].
- 8.2.5 Where sections of hard surfacing are proposed in close proximity to trees, it is recommended that "No-Dig" surfacing be employed in accordance with BS5837:2012 and 'The Principles of Arboricultural Practice: Note 1, Driveways Close to Trees, AAIS 1996 [APN1]'.
- 8.2.6 If the RPA of a tree is encroached by underground service routes then BS5837:2012 and NJUG VOLUME 4 provisions should be employed. If it is deemed necessary, further arboricultural advice must be sought.

- 8.2.7 Numerous site activities are potentially damaging to trees e.g. parking, material storage, the use of plant machinery and all other sources of soil compaction. In operating plant, particular care is required to ensure that the operational arcs of excavation and lifting machinery, including their loads, do not physically damage trees when in use.
- 8.2.8 To enable the successful integration of the proposal with the retained trees, the following points will need to be taken into account:
- 1) Plan of underground services.
  - 2) Schedule of tree protection measures, including the management of harmful substances.
  - 3) Method statements for constructional variations regarding tree proximity (e.g. foundations, surfacing and scaffolding).
  - 4) Site logistics plan to include storage, plant parking/stationing and materials handling.
  - 5) Tree works: felling, required pruning and new planting. All works must be carried out by a competent arborist in accordance with BS3998.
  - 6) Site supervision: the Site Agent must be nominated to be responsible for all arboricultural matters on site. This person must:
    - be present on site for the majority of the time;
    - be aware of the arboricultural responsibilities;
    - have the authority to stop work that is causing, or may cause harm to any tree;
    - ensure all site operatives are aware of their responsibilities to the trees on site and the consequences of a failure to observe these responsibilities;
    - make immediate contact with the local authority and/or a retained arboriculturalist in the event of any tree related problems occurring.
- 8.2.9 These points can be resolved and approved through consultation with the planning authority via their Arboricultural Officer.
- 8.2.10 The sequence of works should be as follows:
- i) initial tree works: felling, stump grinding and pruning for working clearances;
  - ii) installation of TPB for demolition & construction;
  - iii) installation of underground services;
  - iv) installation of ground protection;
  - v) main construction;
  - vi) removal of TPB;
  - vii) soft landscaping.

## 9.0 REFERENCES

- Barlow JF & Harrison G. 1999. Shade By Trees, Arboricultural Practice Note 5, AAIS, Farnham, Surrey.
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- Thomas P, 2000. Trees: Their Natural History, Cambridge University Press, Cambridge.
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Landmark Trees

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## PART 2 – APPENDICES

## APPENDIX 1

### TREE SCHEDULE

#### Botanical Tree Names

Apple	: Malus sp	Pyracantha	: Pyracantha spp
Ash, Common	: Fraxinus excelsior	Rowan, Mountain Ash	: Sorbus aucuparia
Bay, Sweet	: Laurus nobilis	Willow, Weeping	: Salix × sepulcralis
Plum, Myrobalan	: Prunus cerasifera		

#### Notes for Guidance:

1. Height describes the approximate height of the tree measured in metres from ground level.
2. The Crown Spread refers to the crown radius in meters from the stem centre and is expressed as an average of NSEW aspect if symmetrical.
3. Ground Clearance is the height in metres of crown clearance above adjacent ground level.
4. Stem Diameter (Dm) is the diameter of the stem measured in millimetres at 1.5m from ground level for single stemmed trees. BS 5837:2012 formula (Section 4.6) used to calculate diameter of multi-stemmed trees. Stem Diameter may be estimated where access is restricted and denoted by '#'.
5. Protection Multiplier is 12 and is the number used to calculate the tree's protection radius and area
6. Protection Radius is a radial distance measured from the trunk centre.
7. Growth Vitality - Normal growth, Moderate (below normal), Poor (sparse/weak), Dead (dead or dying tree).
8. Structural Condition - Good (no or only minor defects), Fair (remediable defects), Poor - Major defects present.
9. Landscape Contribution - High (prominent landscape feature), Medium (visible in landscape), Low (secluded/among other trees).
10. B.S. Cat refers to (British Standard 5837:2012 section 4.5) and refers to tree/group quality and value; 'A' – High, 'B' - Moderate, 'C' - Low, 'U' - Unsuitable for retention. The following colouring has been used on the site plans:
  - High Quality (A) (Green),
  - Moderate Quality (B) (Blue),
  - Low Quality (C) (Grey),
  - Unsuitable for Retention (U) (Red)
11. Sub Cat refers to the retention criteria values where 1 is Arboricultural, 2 is Landscape and 3 is Cultural including Conservational, Historic and Commemorative.
12. Useful Life is the tree's estimated remaining contribution in years.



Site: 25 Rochester Square

Date: 27th July 2016

## Appendix 1

Landmark Trees Ltd

020 7851 4544

Surveyor(s): Adam Hollis

Ref: KMG/25RCH/AIA

### BS5837 Tree Constraints Survey Schedule

Tree No.	English Name	Height	Crown Spread	Ground Clearance	Stem Diamete	Age Class	Protection Radius	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
1	Willow, Weeping	10	4854	1.5	750	Mature	9.0	Moderate	Fair	B	2	20+	Die-back (minor) Asymmetry (major) Large low limb overhanging cabin with big pruning wounds
2	Pyracantha	4	1321	1.5	245	Semi-mature	2.9	Normal	Fair	C	2	20+	Multi stem habit Young shoots from base carry child unfriendly thorns
3	Rowan	8	3	3.5	244	Early Mature	2.9	Normal	Fair	C	2	20+	Co-dominant stems Included bark in main stem unions
4	Ash, Common	7	2213	3.0	330	Early Mature	4.0	Moderate	Poor	C	2	10+	Suppressed by nearby tree Pollarded at 3m Cavity in E base, crack in lower stem N
5	Plum , Myrobalan	6	3332	2.0	230	Early Mature	2.8	Normal	Fair	C	2	10+	Entry wounds on trunk Erratic growth habit
6	Ash, Common	13	5	7.5	500	Mature	6.0	Normal	Fair	B	1	>40	Entry wounds on trunk Remote survey only



Site: 25 Rochester Square

Date: 27th July 2016

## Appendix 1

Landmark Trees Ltd

020 7851 4544

Surveyor(s): Adam Hollis

Ref: KMG/25RCH/AIA

### BS5837 Tree Constraints Survey Schedule

Tree No.	English Name	Height	Crown Spread	Ground Clearance	Stem Diamete	Age Class	Protection Radius	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
7	Apple, Cultivated	8	5	3.0	283	Mature	3.4	Normal	Fair	B	1	20+	Ivy clad Remote survey only
8	Ash, Common	11	5	7.5	600	Mature	7.2	Normal	Fair	B	1	>40	Pollarded at 10m Remote survey only
9	Bay, Sweet	7	3	2.0	245	Mature	2.9	Normal	Fair	B	1	>40	Multi stem weakness Remote survey only

## APPENDIX 2

### RECOMMENDED TREE WORKS

#### Notes for Guidance:

#### **Husbandry 1 - Urgent (ASAP), 2 - Standard (within 6 months), 3 - Non-urgent (2-3 years)**

- CB - Cut Back to boundary/clear from structure.
- CL# - Crown Lift to given height in meters.
- CT#% - Crown Thinning by identified %.
- CCL - Crown Clean (remove deadwood/crossing and hazardous branches and stubs)\*.
- CR#% - Crown Reduce by given maximum % (of outermost branch & twig length)
- DWD - Remove deadwood.
- Fell - Fell to ground level.
- FInv - Further Investigation (generally with decay detection equipment).
- Pol - Pollard or re-pollard.
- Mon - Check / monitor progress of defect(s) at next consultant inspection which should be <18 months in frequented areas and <3 years in areas of more occasional use. Where the Owner/Instructing Party retain their own ground staff, we recommend an annual in- house inspection and where practical, in the aftermath of extreme weather events.
- Svr Ivy /
- Clr Bs - Sever ivy / clear base and re-inspect base / stem for concealed defects.

\*Not generally specified following BS3998:2010



Site: 25 Rochester Square

Date: 27th July 2016

Surveyor(s): Adam Hollis

Ref: KMG/25RCH/AIA

## Appendix 2

### Recommended Tree Works

[Hide irrelevant](#)  
[Show All Trees](#)

Landmark Trees

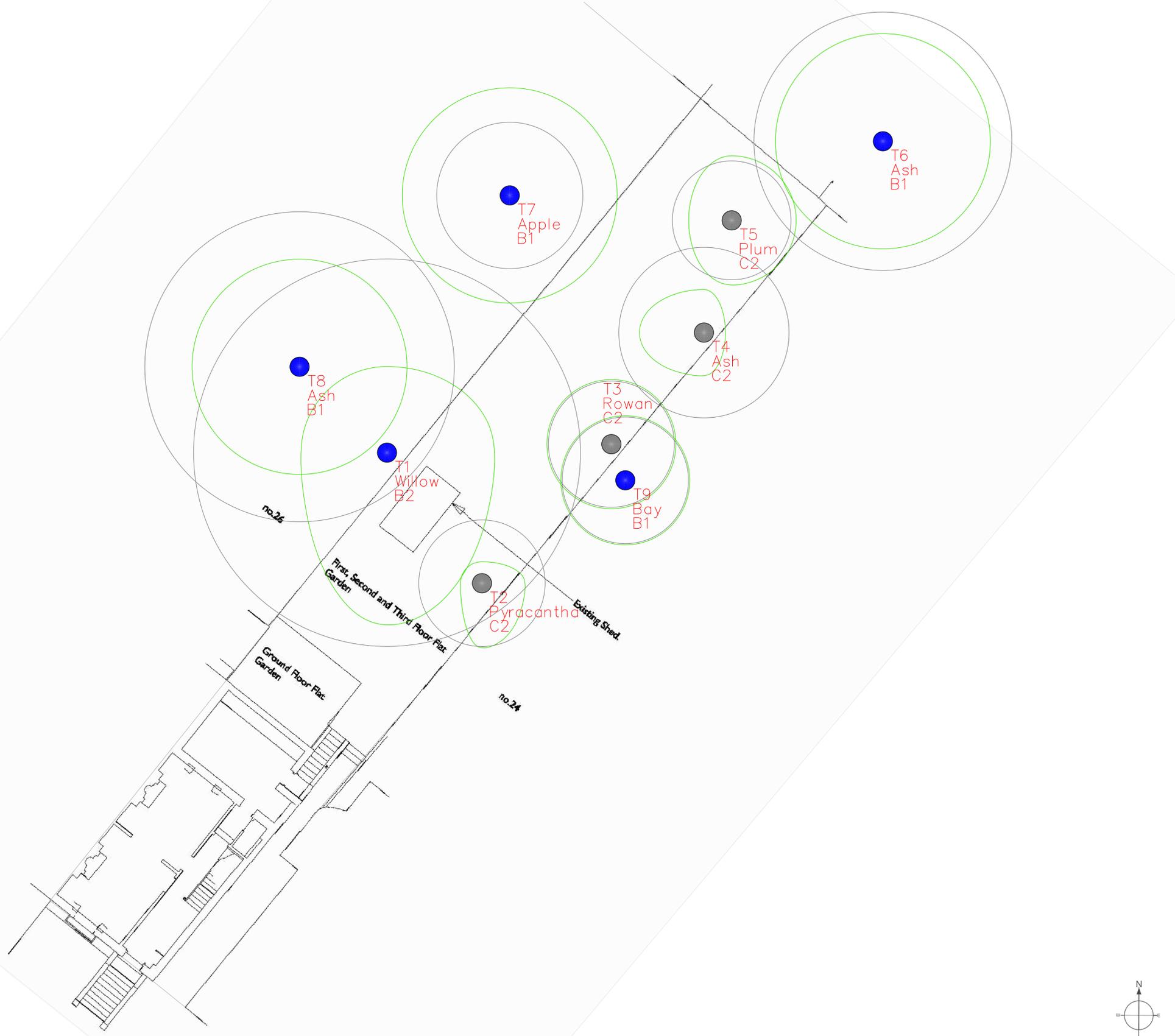
Tree No.	English Name	B.S. Cat	Height	Ground Clearance	Crown Spread	Recommended Works	Comments/ Reasons
1	Willow, Weeping	B	10	1.5	4854	CL 4m FInv Climbing inspection of limb	Die-back (minor) Asymmetry (major) Large low limb overhanging cabin with big pruning wounds Recommended husbandry 2
4	Ash, Common	C	7	3.0	2213	Fell	Suppressed by nearby tree Pollarded at 3m Cavity in E base, crack in lower stem N Recommended husbandry 2



## PART 3 – PLANS

**PLAN 1**

**TREE CONSTRAINTS PLAN**



**NOTE:**  
 This survey is of a preliminary nature. The trees were inspected from the ground only on the basis of the Visual Tree Assessment method. No samples were taken for analysis. No decay detection equipment was employed. The survey does not cover the arrangements that may be required in connection with the laying or removal of underground services.  
 Branch spread in metres is taken at the four cardinal points to derive an accurate representation of the crown.  
 Root Protection Areas (RPA) are derived from stem diameter measured at 1.5 m above adjacent ground level (taken on sloping ground on the upslope side of the tree base).

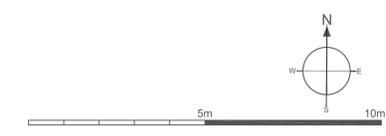
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Site: 25 Rochester Square 1:100@ A1  
 Drawing Title: Tree Constraints Plan August 2016

**Key:**

- Category A High Quality
- Category B Moderate Quality
- Category C Low Quality
- Category U Trees Unsuitable for Retention

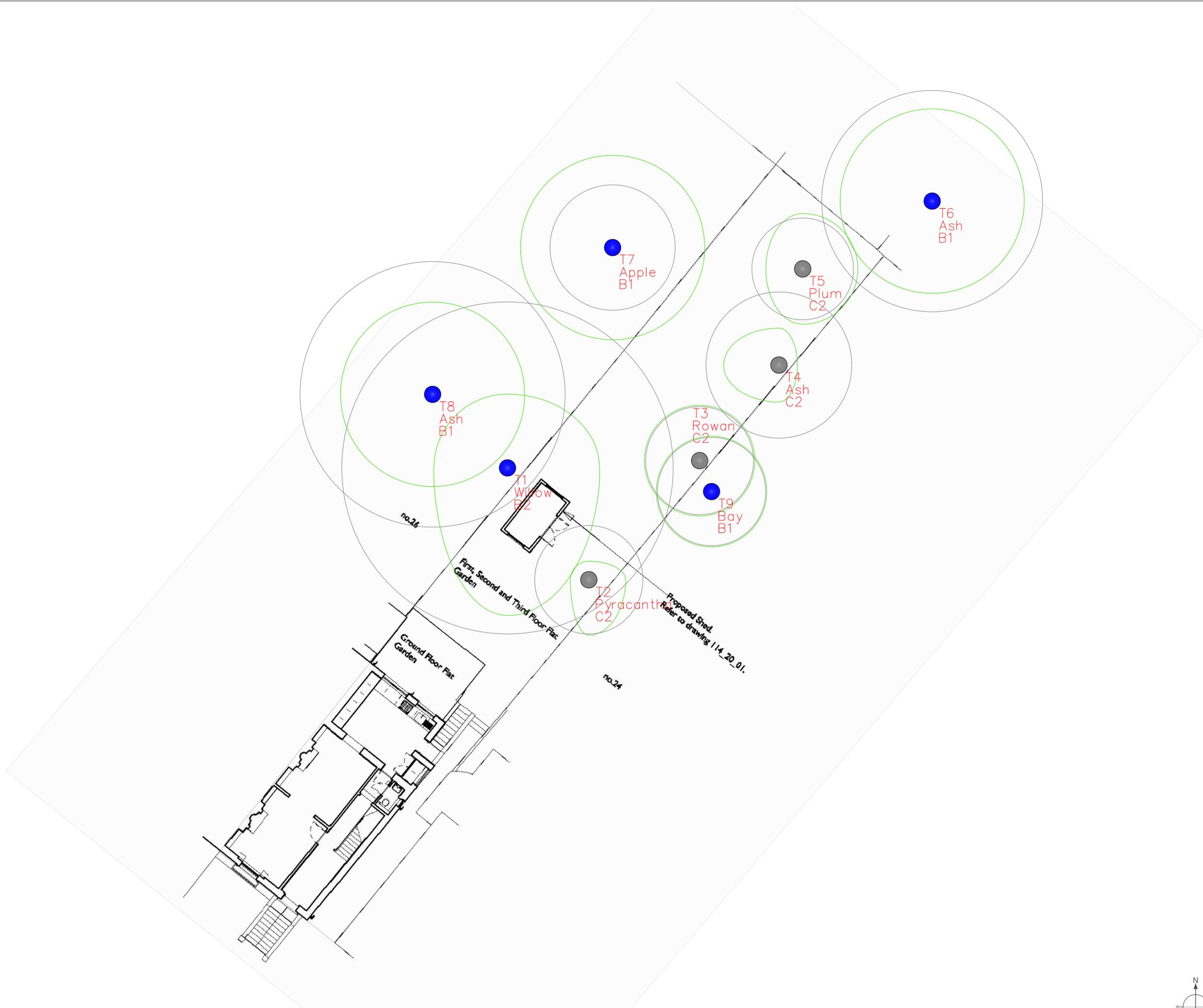
Category: Crown Spread  
 Tree Number  
 Species  
 Category  
 Root Protection Area  
 Tree Position Approximate (not shown on original survey)



## PLAN 2

### ARBORICULTURAL IMPACT ASSESSMENT PLAN (S)

- i. Ground Floor



Proposed Site Plan

**NOTE:**  
 This survey is of a preliminary nature. The trees were inspected from the ground only on the basis of the Visual Tree Assessment method. No samples were taken for analysis. No decay detection equipment was employed. The survey does not cover the arrangements that may be required in connection with the laying or removal of underground services.  
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Site: 25 Rochester Square 1:100@ A1  
 Drawing Title: Arboricultural Impacts Assessment Plan August 2016

**Key:**

- Category A High Quality
- Category B Moderate Quality
- Category C Low Quality
- Category U Trees Unsuitable for Retention

Category: Crown Spread  
 Tree Number  
 Species  
 Category  
 Root Protection Area  
 Tree Position Approximate (not shown on original survey)

