



Landmark Trees

Ref: JDA/NTL/LTTR/01a:

Simon Judd
Judd Architecture Ltd.
28-30 Union Street
Maidstone
Kent ME14 1ED

4th July 2018

Dear Simon,

RE: Proposed extension and garden wall

I write in support of your planning application for the above works, following our site survey and receipt and review of plan ref 1707-PR01A_Pr_Gr_Floor_Plan provided by you. As I understand matters, it is proposed that a two-storey extension be constructed. I note that the likely footprint of the proposals falls within close proximity to a number of trees on site. As a material consideration in planning decisions it is necessary therefore for us to survey these trees, categorise their status as constraints and assess any impacts to them, as well as recommending mitigation where appropriate.

I initially surveyed the entire tree stock on site in September 2011 and then resurveyed three trees on site on 19th June 2018 with regard to the current proposals, 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]. 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.

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The three trees surveyed comprise: a Norway spruce (T1), Douglas fir (T4) and holly (T12). T1 and 4 were rated low quality Category C trees and T12 a moderate quality Category B tree as per the cascade chart contained within BS5837:2012, chiefly on account of their limited public visibility (small trees in a rear garden) and suitability for the site confines. In terms of age demographics, T1 is semi- mature, T4 is early mature and T12 is a mature tree.

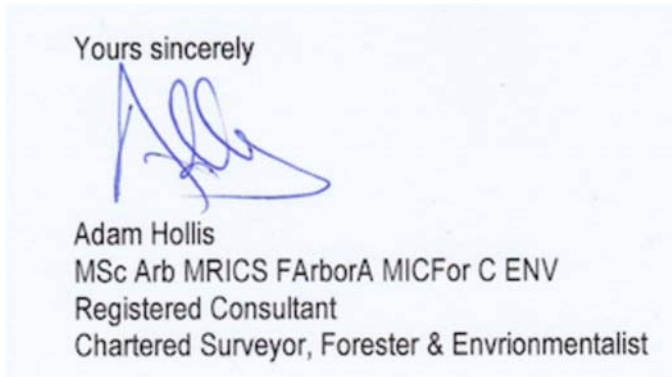
T1 and T4 are not affected by the extension itself although the path running to the east presumably continues through their RPAs and will accordingly require a no-dig construction method. T12 is likely to be marginally impacted (4.6%) by the construction of the extension but is not really a significant material constraint on development as a low quality specimen exhibiting a sparse canopy and poor crown development / unsympathetic pruning history, managed essentially as low shrub cover. It does have some nominal screening value, a benefit readily exchangeable with replacement planting. We also understand that the neighbouring property plans to repair / replace the adjoining boundary wall (which is a retaining structure), which would also necessitate the tree / shrubs removal. Either way, retained with marginal impact or replaced with new, the proposals will have little impact on either the internal tree resource or wider visible landscape. Ultimately, the one affected tree will have to be removed for other reasons (retain wall repair) anyway.

Although I did not survey the wider tree resource, I could not but help notice that T10 silver birch was evidently dying. I had previously noted deadwood through the crown. Currently the entire canopy is turning brown. Birch will sometimes turn yellow and lose leaves early in response to drought, but this was a more advanced and permanent step to morbidity. Given the tree's size and proximity to the house, I would recommend it be felled as soon as possible: the applicant is advised to promptly consult a tree surgeon to submit the notice and carry out the work. Camden may accept a 5-day notice for the work under exemption as the tree may be fully dead by now.

Although none of the trees are of high quality, there may be further statutory protection affecting them: We are not aware of the existence of any Tree Preservation Orders, but understand the site stands within a Conservation Area. which will affect the subject trees: it is a criminal offence to prune, damage or fell such trees without permission / exemption from the local authority

To conclude, the current proposal will have very limited impact on existing trees and is acceptable.

Please let me know, if I can be of further assistance.



Enclosures:

Appendix 1: Tree Constraints Survey Schedule

Appendix 2: Recommended Tree Works

Table 1: Impact Assessment Table

Tree Constraints Plan

Arboricultural Impacts Assessment Plan



Site: Netley Cottage

Date: 19/06/2018

Appendix 1

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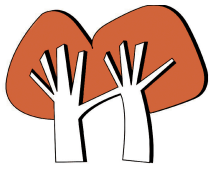
020 7851 4544

Surveyor(s): Adam Hollis

Ref: JDA_NTL_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	Spruce, Norway	14.5	3	2.0	240	Semi-mature	2.9	Moderate	Good	C	2		
4	Fir, Douglas	17.5	3	2.5	370	Early Mature	4.4	Normal	Fair	B	2		
12	Holly	7	2.5	2.0	266	Mature	3.2	Moderate	Fair	C	2		Sparse canopy, ivy covered to upper crown, restricted rootin Neighbor has consent to reduce levels further and underpin



Site: Netley Cottage

Date: 19/06/2018

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Appendix 2

Recommended Tree Works

Hide irrelevant

Show All Trees

Landmark Trees

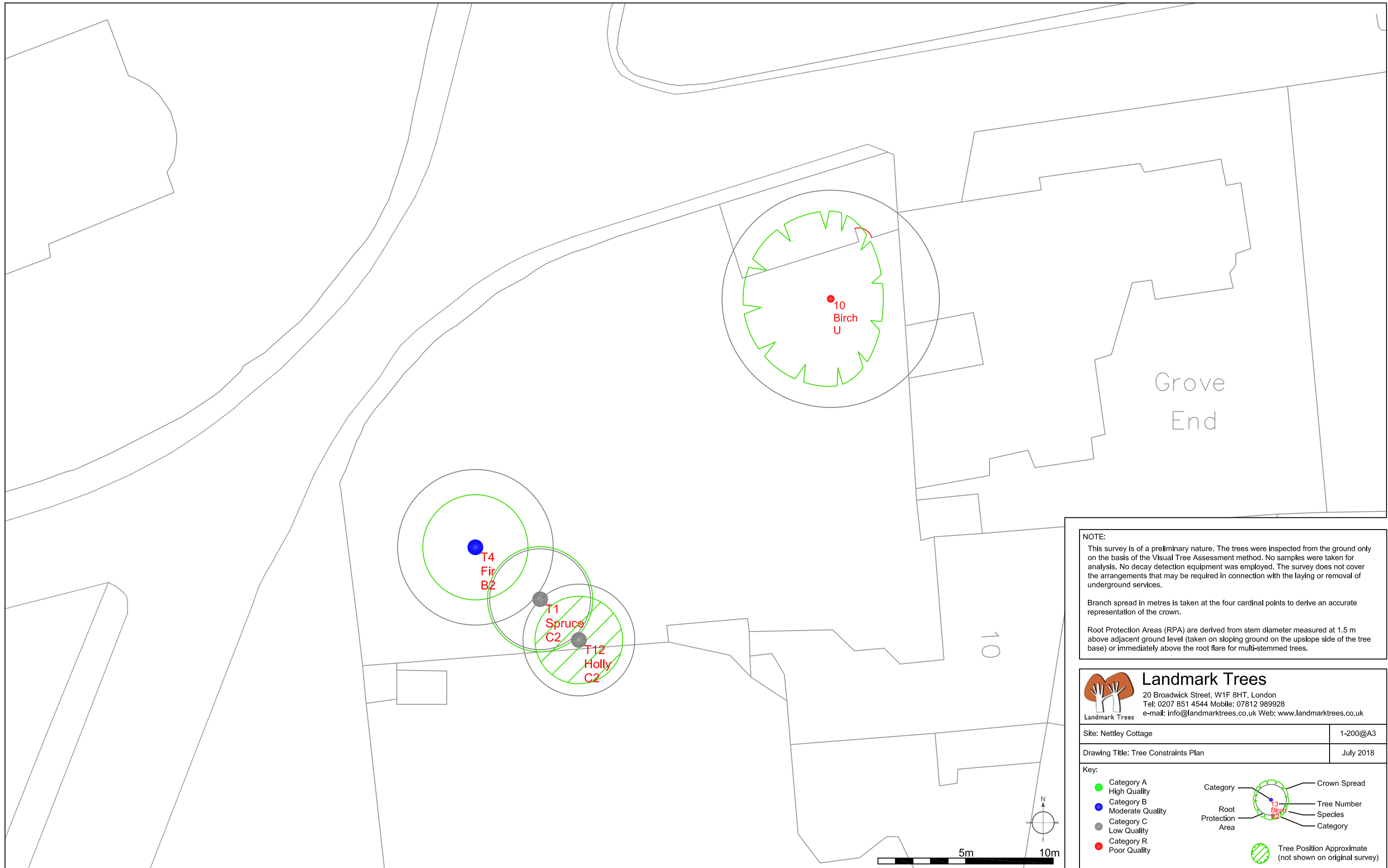
Tree No.	English Name	B.S. Cat	Height	Ground Clearance	Crown Spread	Recommended Works	Comments/ Reasons
12	Holly	C	7	2.0	2.5	Fell	Sparse canopy, ivy covered to upper crown, restricted rooting, Neighbor has consent to reduce levels further and underpin Recommended husbandry 2

Table 1: Arboricultural Impact Assessment

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

Ref: JDA_NTL_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
C	1	Spruce, Norway	Path Construction within RPA	m ² N/A %	Semi-mature	Moderate	Moderate	Very Low	Very Low	No-dig construction
B	4	Fir, Douglas	Path Construction within RPA	m ² N/A %	Early Mature	Normal	Moderate	Very Low	Very Low	No-dig construction
C	12	Holly	Building Construction within RPA	1.5 m ² 4.68 %	Mature	Moderate	Moderate	Low	Low	Low-invasive foundation design



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) or immediately above the root flare for multi-stemmed trees.

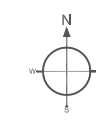
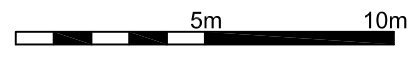
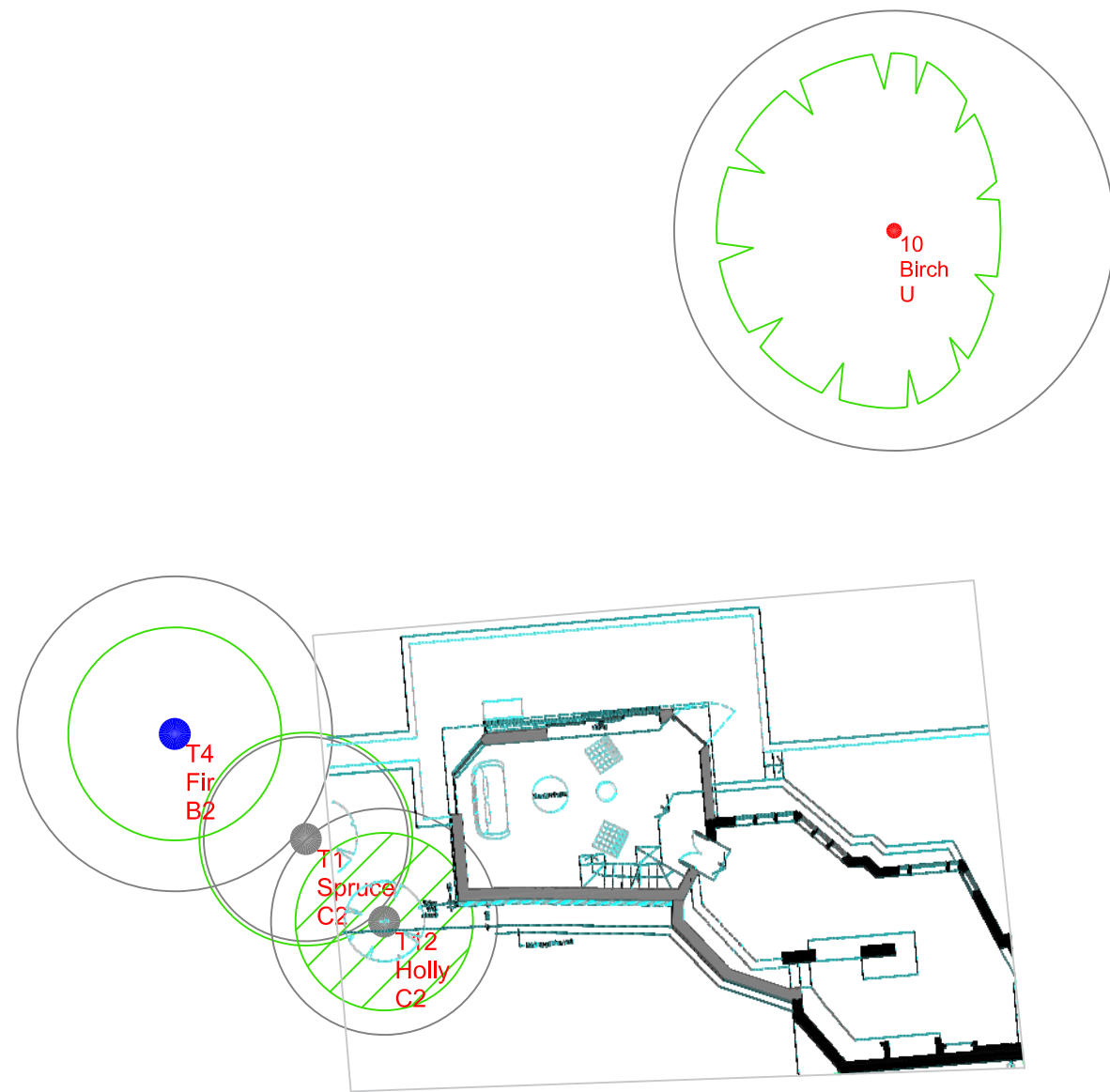
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Site: Nettley Cottage	1-200@A3
Drawing Title: Tree Constraints Plan	July 2018

Key:

- Category A High Quality
- Category B Moderate Quality
- Category C Low Quality
- Category R Poor Quality

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



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Site: Nettley Cottage 1-200@A3
 Drawing Title: Arboricultural Impacts Assessment Plan July 2018

Key:

- Category A High Quality
- Category B Moderate Quality
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Category
 Tree Number
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 Crown Spread
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 Category

Root Protection Area

Tree Position Approximate (not shown on original survey)