



Kate Pocock  
107 Highgate West Hill,  
London,  
N6 6AP

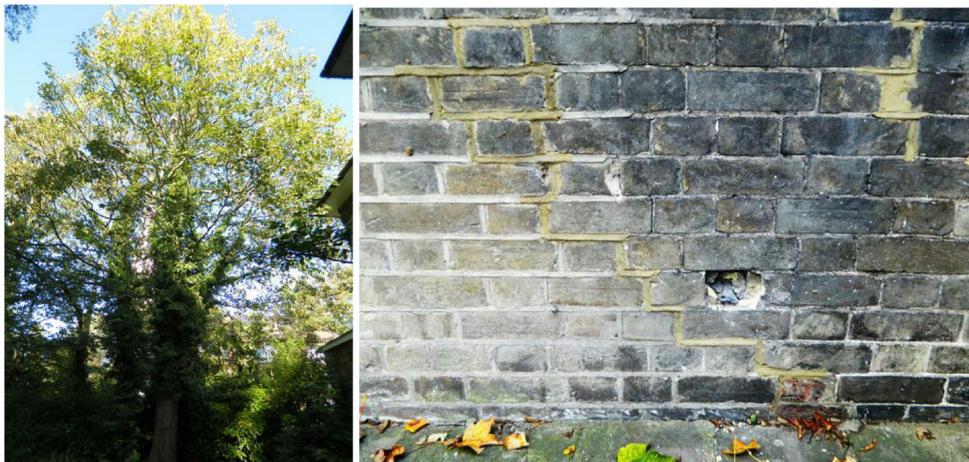
Our reference: K34  
25<sup>th</sup> October 2018

Dear Kate

**Tree management at 107 Highgate West Hill**

1. I refer to your instructions asking me to visit your property and carry out an inspection of trees with a view to making recommendations about their management. I understand that you have recently purchased the property and wish to carry out appropriate maintenance to a garden which has been neglected for some considerable time.
2. I visited the property on 22<sup>nd</sup> October 2018 for the purposes of carrying out an inspection. A sketch plan showing the trees inspected and an indication of their crown spreads has been provided at Annex 1 and a tree schedule at Annex 2.
3. Sycamore T1 is a mature tree with a single upright main trunk which is in good health and has a long life expectancy. It has been crown reduced in the past but has received no attention within about the last decade. The tree is very close to the house (approx. 4 m away) and there is evidence in the form of external diagonal stepped cracks that the tree has contributed to a minor episode of subsidence (Figure 1) to the main house and single storey extension.

**Figure 1.** Sycamore T1 (left) and current and repaired crack damage (right)



4. Sycamore T1 is too close to the house to be retained without it being controlled to minimise the future potential to cause subsidence damage. I recommend that the tree should be crown lifted to 8 m by the removal of low branches back to the trunk and the shortening of low hanging branches back to a growth point. It should also be crown reduced by 25% (3 m height reduction taking the height from 16 m to 13 m and 3 m crown diameter reduction taking crown diameter from approximately 10 m to 7 m).
5. T2 elm is a badly suppressed small tree with the main stem arching to the west. It is of poor form and has a negligible amenity value. I recommend that it should be felled and a replacement planted.
6. T3 is a double stemmed self-sown sycamore at the edge of the access driveway leading off Highgate West Hill. Its canopy interferes with that of T1 and it is an inferior tree, being suppressed by T1 and having branches which arch over the drive. I recommend removal of T3 in order to provide greater space for T1 to continue growing as a better quality tree. The removal of T3 will have no material impact on local amenity.
7. T4 is a formerly pollarded lime which is growing close to the front boundary wall (which displays significant distortion). The tree poses a risk to the stability of the wall and therefore it is recommended that the tree should be re-pollarded back to a lower height of 10 m.
8. T5 is a smaller lime growing against the boundary wall. It was previously pollarded at a height of 4 m and it is recommended that it should be re-pollarded to this height to prevent further damage to the front boundary wall.
9. T6 is a mature holm oak which leans to the east, towards the house and has most of its crown over the garden casting dense shade for much of the day. There is a cavity at the base of the trunk which leads into a hollow central area. A probe was inserted into the cavity and revealed a void to a depth of 1.2 m indicating that the former tap root has become totally decayed. The cavity extended 300 mm horizontally into the tree, i.e. almost half of the trunk diameter. In view of the extensive decay the tree cannot be regarded as safe, especially given its significant lean towards the house and the large weight of canopy. It is recommended that the tree should be felled and replaced.

**Figure 2.** Holm oak T6 with significant decay and internal void – to be felled.



10. I understand that you intend to carry out landscaping to the garden and that this will involve the planting of a new boundary hedgerow and replacement trees.
11. The property lies within the Dartmouth Park Conservation Area and this means that all trees with a trunk diameter of more than 75 mm are protected and no work can be carried out to them without first issuing a Section 211 notification to the local authority and receiving consent (or the six-week notification period elapses without a Tree Preservation Order being made). If trees are protected by a TPO then an application would need to be made to the local authority.

Yours sincerely

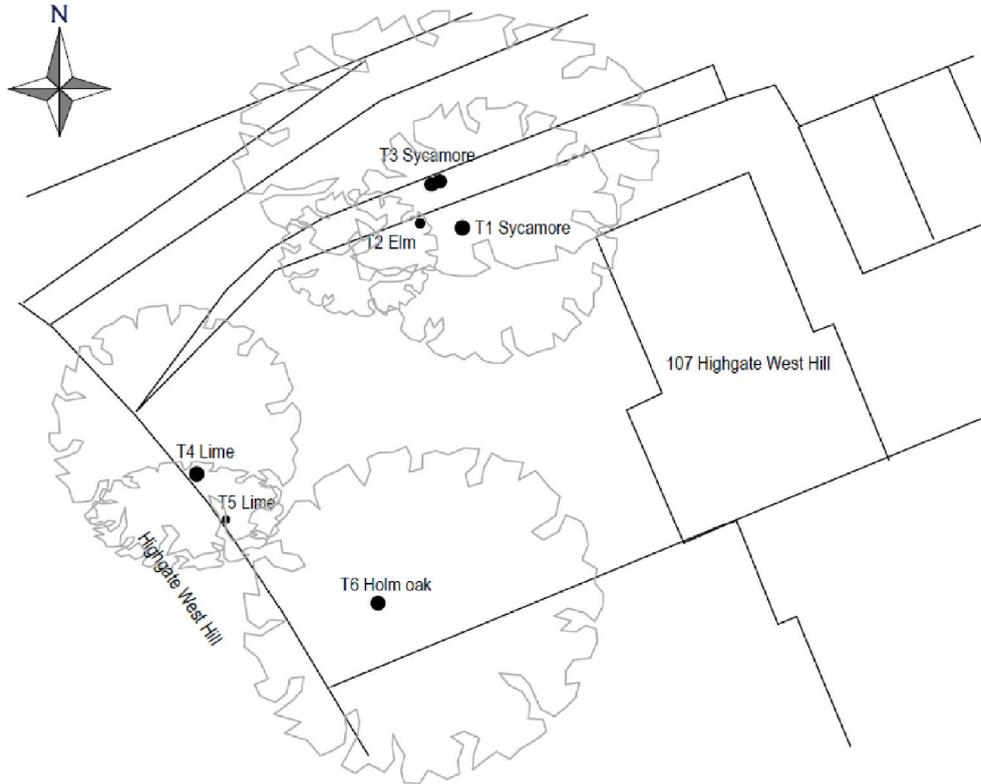


**Dr Martin Dobson**

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ANNEX 1 – Site plan



ANNEX 2 – tree schedule

Tree No.	Species	Height (m)	Trunk diameter (mm)	N (m)	S (m)	E (m)	W (m)	Height of crown clearance (m)	Age class	Physiological condition	Structural condition	Useful Life (y)	Comments
T1	Sycamore	16	630	5	5	6	4.5	5	Mature	Good	Good	20 – 40	Ivy covered stem to 12m. Pollarded within the last 7-12 years
T2	Elm	10	165	1	4	0.5	5	4	Young	Good	Good	<10	Suppressed, growth biased SW
T3	Sycamore	17	420/250	7.5	4	9	7.5	3	Semi-mature	Good	Good	20 – 40	Twin stemmed from ground level. Ivy covered to 15m. Smaller stem heavily biased E
T4	Lime	18	540	6.5	3	4	5.5	4	Mature	Good	Good	20 – 40	Pollard. Ivy covered to 12m. Cavity at 4m, ivy preventing inspection.
T5	Lime	18	320	2.5	2	2	5	6	Semi-mature	Good	Good	10 – 20	Pollard. Growing against boundary wall, Small cavity at 4m pollard knuckle. Dead tree stem and basal growth preventing base inspection.
T6	Holm Oak	16	540	6	7	9	4.5	0	Mature	Poor	Poor	<10	Heavy lean E. Large cavity at base SW, signs of internal decay