

Conservation Area Section 211 notice for tree works at 5a Templewood Avenue, London. NW3 7UY



Planning Services
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE



Contact: Peter Wilkins

8th March 2019

Dear Sirs,

Conservation Area Section 211 notice for tree works at 5a Templewood Avenue, London. NW3 7UY

Please find attached our Section 211 notification for proposed tree works at the above site.

I trust the notice is self-explanatory however please do not hesitate to contact me if you require any further information or clarification.

Yours faithfully,



Peter Wilkins BA (Hons) M. Arbor A.
Ruskins Arboricultural Group

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Agent

Ruskins Tree Consultancy p



Proposed Works

The new owners wish to remove the unmanaged overgrown and set-set vegetation at this property to allow for new landscaping as part of the refurbishment of the property. The rear garden has no access other than through the house and a result has become very overgrown, with holly, cherry laurel and a declining row of Lawson cypress dominating. The proposed refurbishment works provide the opportunity to undertake vegetation management works. The proposed works are listed on Table 1 with full details of the trees at this property listed in Table 2.

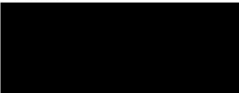
We would be very happy to arrange access into the rear garden and request that if the tree officer wishes to discuss the proposed works they do not hesitate to contact my office.

Location of Tree:

See attached plan

I trust the notice is self-explanatory however please do not hesitate to contact me if you require any further information or clarification.

Yours



Peter Wilkins BA (Hons) MA ArborA
Ruskins Tree Consultancy a trading name of RG Consultancy Limited



Conservation Area Section 211 notice for tree works at 5a Templewood Avenue, London. NW3 7UY

TABLE 1

Tree No.	Species	Description	Proposed Works	BS Cat
S1	Cherry Laurel	A multi-stemmed evergreen shrub. Cherry laurel can dominate a garden, it casts dense shade and this along with its leaf litter prevents other plants growing beneath the canopy.	Remove to allow for proposed landscaping works	C1
S2	Cherry Laurel	A multi-stemmed evergreen shrub. See T1	Remove to allow for proposed landscaping works	C1
T3	Holly	A small evergreen tree growing to the rear of the garden.	Remove to allow for proposed landscaping works	C2
S3	Cherry laurel	A multi-stemmed evergreen shrub. See T1	Remove to allow for proposed landscaping works	C1
S4	Elder	A small shrub, not considered worthy of retention	Remove to allow for proposed landscaping works	C1
T4	Holly	A small evergreen tree growing to the rear of the garden.	Remove to allow for proposed landscaping works	C1
T5	Apple	A mature fruit tree growing to the rear of the garden.	Crown thin by no more than 20%	C1
G1	Row of Lawson Cypress	A row of Lawson cypress growing to the rear western flank boundary of the rear garden. These ivy covered trees have been reduced to 5m in height but due to their age this has resulted in very limited regrowth with dieback in the main stems. Low sweeping lateral branches grow 3m into the garden which prevent any other shrubs growing to this border. Recommend these conifers are removed to allow for new planting along this border.	Remove to allow for proposed landscaping works	C2
G2	Holly, cherry Laurel	A dense group of hollies and cherry laurels growing within the border to the eastern side of the garden. See T1	Remove to allow for proposed landscaping works	C1
T8	Pear	A 3rd party owned mature fruit tree located beyond the western boundary.	Remove to allow for proposed landscaping works	C2
T9	Purple leafed plum	A fallen mature ornamental tree with a trunk lying on the ground. See Note 2	Remove to allow for proposed landscaping works	C2
T10	Magnolia	A small ornamental tree	Crown lift by removal of single lower limb to clear shrub bed	C2
G3	Holly, cherry Laurel, Choisya, Bay laurel	A dense group of shrubs	Remove to allow for proposed landscaping works	C2
T11	Pear	A mature fruit tree growing to the rear of the garden. The trunk of this tree grows away from the boundary wall at 45 degrees. This tree has previously been reduced and with regard to its leaning habit further pruning works to reduce the canopy to the western side by approximately 1m would benefit this tree	Crown reduce canopy on western side by no -more than 1m	C2
G4	Rhododendrons	A dense group of shrubs to the rear western corner of the property	Remove to allow for proposed landscaping works	C2
T12	Magnolia grandiflora	A mature ornamental tree growing hard up against the western flank elevation of the house. No objection was raised to a previous CA Notification to remove this tree but the works were not implemented.	Remove due to proximity to the house and to allow for landscaping of the garden	C2



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Tree No.	Species	Description	Proposed Works	BS Cat
G6	Yews x 2	A pair of suppressed fastigiate yews growing to the western side of the main house.	Remove to allow for proposed landscaping works	C2
T13	Bay laurel	An semi-mature ornamental tree growing to the western side of the main house.	Remove to allow for proposed landscaping works	C2
T14	Ornamental apple	An early mature ornamental tree growing to the western side of the main house.	Remove to allow for proposed landscaping works	C2
G7	Lawson Cypress x 3	A row of 3 suppressed, ivy-covered, sparse Lawson cypresses growing to the western side of the main house.	Remove to allow for proposed landscaping works	C2
T15	Holly	An semi-mature ornamental tree growing against the canopy to the western side of the main house.	Remove to allow for proposed landscaping works	C2
T16	Magnolia grandiflora	An semi-mature ornamental tree growing against the northern elevation to the western side of the main house.	Remove to allow for proposed landscaping works	C2
T18	Lawson cypress	A mature slow growing ornamental conifer growing to the eastern flank boundary to the front of the house.	Remove to allow for proposed landscaping works	C2
T19	Lawson cypress	A mature slow growing ornamental conifer growing to the eastern flank boundary to the front of the house.	Remove to allow for proposed landscaping works	C2
G8	Cherry Laurel	Cherry Laurels planted along the front eastern flank boundary beneath the Lawson cypress T18 and T19 and the oak T20. These shrubs would benefit from management to form a hedge along this boundary.	Remove to allow for proposed landscaping works	C2
G9	Cherry Laurel	A group of multi-stemmed evergreen shrubs growing in the front garden of the property.	Remove to allow for proposed landscaping works	C2
H1	Yew hedge	A hedge growing to the front boundary of the property. The stems are in contact with the boundary wall and the clipped canopy extends over the wall and pavement at less than 2m above ground level. We recommend its crown lifted to allow clear use of the pavement and recommend the up growth is clipped back to prevent it over shading the lower canopy. The front wall is damaged and an engineer needs to advise on the best course of action to prevent further damage to this wall.	Remove to allow for replacement with a beech hedge	C2



Conservation Area Section 211 notice for tree works at 5a Templewood Avenue, London. NW3 7UY

Tree Survey for 5a Templewood Avenue, London. NW3 7UY

Prepared for: Julian and Ruby Furman



A trading name of RG Consultancy Limited

Prepared by
Peter Wilkins BA (Hons) M ArborA



Conservation Area Section 211 notice for tree works at 5a Templewood Avenue, London. NW3 7UY

Tree Condition Survey for 5a Templewood Avenue, London. NW3 7UY

1.0 Introduction

This survey has been undertaken on behalf of Julian and Ruby Furman, we have been asked to assess the condition of trees located within and close to the boundary of the site. The site was visited in January 2019 and an assessment of the trees' condition was made in accordance with BS 5837 (2012) Trees in relation to design, demolition and construction – Recommendations).

2.0 Survey Methodology

We have surveyed all the individual trees and groups of trees located within and close to the boundary of the site.

The site is located within the Redington and Frogna Conservation Area and a number of trees are protected by a Tree Preservation Order. No works are proposed to the TPO'd trees.



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TABLE 2

Tree No.	Species	Hgt (m)	Dia. @ 1.5m (mm)	No of Stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Age Class	Form	Condition	ER CY	Description	Proposed Works	BS Cat
T1	Oak	18	1100*	1	8	8	8	8	A	A	M	40+	A mature oak tree growing in the garden of a neighbouring property beyond the rear boundary of the property.	No works	A1
S1	Cherry Laurel	8	450	m/s	7	5	4	5	A	A	M	40+	A multi-stemmed evergreen shrub. Cherry laurel can dominate a garden, it casts dense shade and this along with its leaf litter prevents other plants growing beneath the canopy.	Remove to allow for proposed landscaping works	C1
S2	Cherry Laurel	8	200	m/s	5	2	2	1	A	A	M	40+	A multi-stemmed evergreen shrub. See T1	Remove to allow for proposed landscaping works	C1
T2	Hawthorn	12	350, 200	2	6	5	6	5	A	A	M	20-39	A mature ivy covered tree, this tree would benefit from the removal of the ivy and a height reduction to remove the broken branches.	No works	C1
T3	Holly	6	250	m/s	2	2	2	2	A	A	EM	40+	A small evergreen tree growing to the rear of the garden.	Remove to allow for proposed landscaping works	C2
S3	Cherry laurel	5	250	m/s	2	2	5	3	A	A	M	40+	A multi-stemmed evergreen shrub. See T1	Remove to allow for proposed landscaping works	C1
S4	Elder	4	100	m/s	1	1	3	3	A	A	M	10-19	A small shrub, not considered worthy of retention	Remove to allow for proposed landscaping works	C1
T4	Holly	6	100	2	1	2	2	2	A	A	EM	40+	A small evergreen tree growing to the rear of the garden.	Remove to allow for proposed landscaping works	C1
T5	Apple	8	350	1	3	4	4	4	A	A	M	20-39	A mature fruit tree growing to the rear of the garden.	Crown thin by no more than 20%	C1
T6	Silver birch	18	350	1	6	5	3	3	A	A	M	20-39	A mature tree with a limited potential for further growth.	No Works	C1
T7	Silver birch	18	400	1	4	5	5	5	A	A	M	20-39	A mature tree with a limited potential for further growth.	No Works	C1



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G1	Row of Lawson Cypress	8	150-250	1	3	3	3	3	P	P	M	40+	A row of Lawson cypress growing to the rear western flank boundary of the rear garden. These ivy covered trees have been reduced to 5m in height but due to their age this has resulted in very limited regrowth with dieback in the main stems. Low sweeping lateral branches grow 3m into the garden which prevent any other shrubs growing to this border. Recommend these conifers are removed to allow for new planting along this border.	Remove to allow for proposed landscaping works	C2
G2	Holly, cherry Laurel	8	150	m/s	3	3	3	3	A	A	M	40+	A dense group of hollies and cherry laurels growing within the border to the eastern side of the garden. See T1	Remove to allow for proposed landscaping works	C1
T8	Pear	14	350	1	5	3	4	3	A	A	M	40+	A 3rd party owned mature fruit tree located beyond the western boundary.	Remove to allow for proposed landscaping works	C2
T9	Purple leaved plum	8	250	1	4	4	4	4	P	A	M	20-39	A fallen mature ornamental tree with a trunk lying on the ground. See Note 2	No Works	C2
T10	Magnolia	6	200, 150	2	5	3	2	2	A	A	EM	40+	A small ornamental tree	Crown lift by removal of single lower limb to clear shrub bed	C2
G3	Holly, cherry Laurel, Choisya, Bay laurel	8	150	m/s	3	3	3	3	A	A	M	40+	A dense group of shrubs	Remove to allow for proposed landscaping works	C2
T11	Pear	9	450	1	6	3	5	7	A	A	M	10-19	A mature fruit tree growing to the rear of the garden. The trunk of this tree grows away from the boundary wall at 45 degrees. This tree has previously been reduced and with regard to its leaning habit further pruning works to reduce the canopy to the western side by approximately 1m would benefit this tree	Crown reduce canopy on western side by no more than 1m	C2
G4	Rhododendrons	5	150	m/s	2	2	2	2	A	A	M	40+	A dense group of shrubs to the rear western corner of the property	Remove to allow for proposed landscaping works	C2



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Tree No.	Species	Hgt (m)	Dia. @ 1.5m (mm)	No of Stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Age Class	Form	Condition	ER CY	Description	Proposed Works	B5 Cat
G5	Purple leaved plums	9	300	m/s	4	4	4	4	A	A	M	40+	A row of 3rd party owned cypresses growing beyond the eastern boundary of the garden	No works	C2
T12	Magnolia grandiflora	9	320	1	5	6	6	4	A	A	M	40+	A mature ornamental tree growing hard up against the western flank elevation of the house. No objection was raised to a previous CA Notification to remove this tree but the works were not implemented.	Remove due to proximity to the house and to allow for landscaping of the garden	C2
G6	Yews x 2	7	200	1	2	2	2	2	A	A	M	40+	A pair of suppressed fastigate yews growing to the western side of the main house.	Remove to allow for proposed landscaping works	C2
T13	Bay laurel	7	100	1	2	2	2	2	A	A	SM	40+	An semi-mature ornamental tree growing to the western side of the main house.	Remove to allow for proposed landscaping works	C2
T14	Ornamental apple	4	200	1	4	4	4	4	A	A	EM	40+	An early mature ornamental tree growing to the western side of the main house.	Remove to allow for proposed landscaping works	C2
G7	Lawson Cypress x 3	14	300	1	2	2	2	2	P	P	M	40+	A row of 3 suppressed, ivy-covered, sparse Lawson cypresses growing to the western side of the main house.	Remove to allow for proposed landscaping works	C2
T15	Holly	8	120	1	2	2	2	2	A	A	SM	40+	An semi-mature ornamental tree growing against the canopy to the western side of the main house.	Remove to allow for proposed landscaping works	C2
T16	Magnolia grandiflora	3	150	1	2	2	0	2	A	A	SM	40+	An semi-mature ornamental tree growing against the northern elevation to the western side of the main house.	Remove to allow for proposed landscaping works	C2
T17	Eucalyptus	15	250	1	4	4	4	4	A	A	SM	40+	A 3rd party owned, semi-mature tree growing beyond the eastern boundary.	No Works	C2
T18	Lawson cypress	15	400, 270	2	3	2	2	2	A	A	M	40+	A mature slow growing ornamental conifer growing to the eastern flank boundary to the front of the house.	Remove to allow for proposed landscaping works	C2
T19	Lawson cypress	15	300	1	2	2	2	2	A	A	M	40+	A mature slow growing ornamental conifer growing to the eastern flank boundary to the front of the house.	Remove to allow for proposed landscaping works	C2



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G8	Cherry Laurel	4	150	m/s	3	3	3	3	A	A	M	40+	Cherry Laurels planted along the front eastern flank boundary beneath the Lawson cypress T18 and T19 and the oak T20. These shrubs would benefit from management to form a hedge along this boundary.	Remove to allow for proposed landscaping works	C2
T20	Oak	20	920	1	9	8	9	8	A	A	M	40+	A mature tree growing to the eastern flank of the property this tree has been subject to some crown reduction works and appears to be in reasonable health. This tree has a long remaining life expectancy and a limited potential for further growth.	No Works	B2
G9	Cherry Laurel	5	200	m/s	3	3	3	3	A	A	M	40+	A group of multi-stemmed evergreen shrubs growing in the front garden of the property.	Remove to allow for proposed landscaping works	C2
T21	Ash	16	580	1	5	3	6	7	A	A	M	40+	A mature tree growing to the front of the property this tree has been subject to some crown reduction works	No Works	C2
T22	Horse chestnut	8	290	1	3	5	5	5	A	A	SM	20-39	A semi-mature, local authority owned tree growing in the pavement to the front of the house.	No Works	C2
T23	Oak	18	1200	1	8	8	8	8	A	A	M	40+	A 3rd party owned veteran tree growing beyond the western flank boundary. This tree has an evergreen shrub growing in the main union, this shrub and its 3rd party ownership prevent a full inspection of this tree. This tree has a long remaining life expectancy and a very limited potential for further growth. There is some structural damage to the boundary wall this needs to be resolved without impacting on the health or longevity of this tree.	No Works	A3



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H1	Yew hedge	8	150	1	1.5	1.5	1.5	1.5	A	A	SM	40+	A hedge growing to the front boundary of the property. The stems are in contact with the boundary wall and the clipped canopy extends over the wall and pavement at less than 2m above ground level. We recommend its is crown lifted to allow clear use of the pavement and recommend the up growth is clipped back to prevent it over shading the lower canopy. The front wall is damaged and an engineer needs to advise on the best course of action to prevent further damage to this wall.	Remove to allow for replacement with a beech hedge	C2
T24	Maple	5	130	1	3	3	3	3	A	A	SM	40+	A semi-mature, local authority owned tree growing in the pavement to the front of the house.	No Works	C2



Tree Condition Survey for 5a Templewood Avenue, London. NW3 7UY

Table 2 Cascade chart for tree quality assessment

Trees unsuitable for retention (See Note)				
Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	<ul style="list-style-type: none"> Trees that have a serious, Irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.			Red
Trees to be considered for retention				
	1 Mainly arboricultural qualities	2 Mainly landscape qualities	3 Mainly cultural values, including conservation	
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands See Table 2 of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	Green
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	Blue
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	Grey

From BS 5837 (2012) Trees in relation to design, demolition and construction – Recommendations



Tree Condition Survey for 5a Templewood Avenue, London. NW3 7UY

KEY

Tree No.	Species	Hgt (m)	Dia. @ 1.5m (m)	No of stems	CS N (m)	CS E (m)	CS S (m)	CS W (m)	Age Class	Form	Condition	ERCY	Description	Proposed Works	BS Cat
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Tree No.: Tree number identified on copy of Tree Survey Drawing

Species: Common/English name

Hgt (m): Height of tree (measured to nearest whole metre)

Dia (m): Diameter of stem/trunk measured at 1.5 metres above ground level (or immediately above the root flare for multi-stemmed trees).

No. of stems: Number of stems

Crown Spread: Maximum branch extent measured at the four compass points

ERCY: Estimated Remaining Contribution in Years

Form: Good
Fair
Poor
Dead

Condition: Good
Fair
Poor
Dead

Age Class: Y Young
SM Semi-mature
EM Early mature
M Mature
OM Over Mature
V Veteran

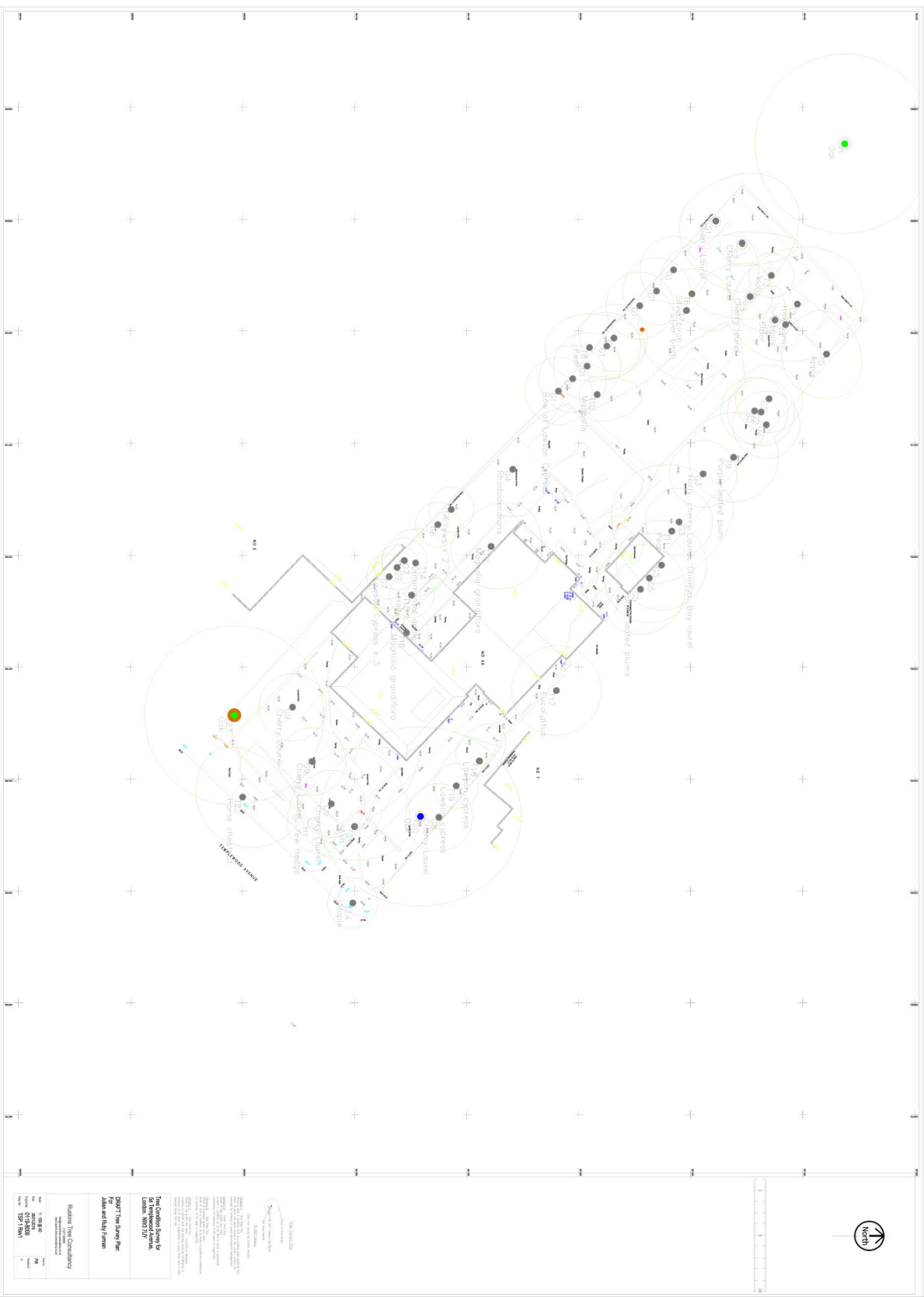
BS Category: See Table 1 Cascade chart for tree quality assessment
From BS 5837 (2012) Trees in relation to design, demolition and construction – Recommendations



Tree Condition Survey for 5a Templewood Avenue, London. NW3 7UY

Tree Survey Plan





Tree Details

Tree Name: ...
Species: ...
Location: ...
Planting Date: ...

The Cadogan Society
 10 Cadogan Place
 London W8 3PR

DRAFT - Not for Use
 For use only if approved by the Society

Revision Control

Rev	Date	By	Description
1	15/09/2010	MJ	Initial Issue
2	20/09/2010	MJ	Revised
3	25/09/2010	MJ	Final Issue