



11th April 2019

Our Ref: 129081

London Borough of Camden
Planning Department

Dear Sir/Madam,

Re: Tree Related Subsidence at – 6 Hollycroft Avenue, London, NW3 7QL

**Notice under s.211 of the Town and Country Planning Act 1990 of intent to
fell and treat Ash T1 at 34 Platts Lane, London, NW3 7NS**

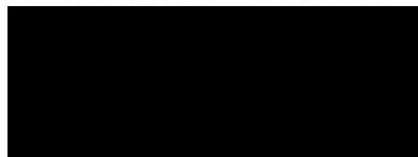
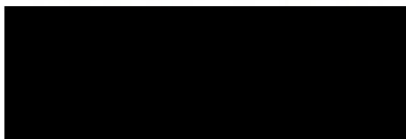
We write in reference to our historic site survey of 15th January 2015 and confirm that we are the arboriculturists appointed on behalf of property insurers of the above risk address.

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

Further to discussions with the Structural Engineer who is assessing the required remedial works for the property, we are of the opinion that it is preferable to remove the implicated trees. This is because retaining the trees and implementing an engineered solution cannot happen without having serious effect on their root systems, which are influencing the structure of the risk address.

This submission consists of a formal notification under Conservation Area Regulations of our intention to remove the tree mentioned above, which we believe is not protected under any Tree Preservation Order.

We note that the engineer advises in his appraisal report that it is recommended that the Ash street tree (T7) located in the pavement to the front of the property is removed as well as the Ash tree in the rear garden of 34 Platts Lane (T1) to mitigate against further movement, as the previous pollarding of T7 has proved to be ineffective and may well have encouraged accelerated growth, thus increasing the water demand of the tree.





We note that BLM Law continues to liaise with the Local Authority and the private third party Ash tree owner in this regard, which is why a copy of OCA UK Limited's original January 2015 report is also included as part of this submission.

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

1. A site plan, survey tables and photographs which locate the vegetation that is the subject of this notification.
2. Crack and Level Monitoring Readings – 2014-2019
3. Engineering Appraisal Report – April 2019
4. Site Investigation Reports – December 2014 and November 2018

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

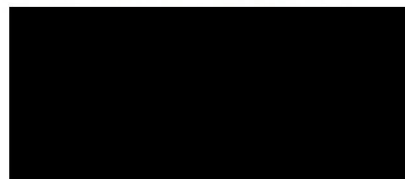
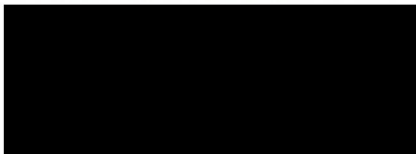
1. **Tree roots were present underside of foundations:**
 - Positive *Fraxinus* root ID
 - Crack and Level Monitoring showing cyclical movement
2. **Damage to the insured's property has resulted from tree related subsidence:**
 - History and timing of damage indicates it is tree root induced movement
 - Pattern of damage relative to the trees and mechanism of movement implicates the itemised tree species

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

<i>Tree Number (as per PRI plan)</i>	<i>Common name</i>	<i>Specification</i>
T1	Ash	Fell and treat stump.

Reasons for this notification:

1. The above tree works are proposed as a remedy to the differential foundation movement at the above address and to ensure the long-term stability of the building.





2. The above tree works are proposed to limit the extent and need for expensive and disruptive engineering repair works. In this instance, the estimated repair costs [REDACTED] depending upon whether Ash tree T1 can be removed or must remain.
3. The above tree works are proposed to limit the duration of any claim period and, therefore, allow the landowner his right to the peaceful enjoyment of his property.
4. It is the case that an alternative to felling T1, such as pruning or significant pollarding of the tree, would not provide a reliable or sustainable remedy in this case.
5. We do not consider that any other potential means of mitigation, such as root barriers, would be effective or appropriate in the circumstances.

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

As time is of the essence and we understand that underpinning is currently being designed (see Page 8, Paragraph 5 of the EAR Report), parties involved on behalf of insurers would appreciate the Council considering its decision immediately after the 21 day public consultation period and not waiting the full 42 days.

Please quote our reference number 129081 in all correspondence.

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

Yours faithfully,

Aryn Clarke
Mitigation Co-ordinator
Insurance Services
Property Risk Inspection Ltd

