

122C Finchley Road, London, NW3 5HT

Introduction

I have been instructed by John McMorrow of Trabur Building and Property Maintenance to inspect a mature Lime tree situated to the immediate rear of 122C Finchley Road, NW3 5HT.

Trabur are currently carrying out works to the rear of the property and were concerned with the condition of a large mature Lime tree that physically abuts the rear of the property.

The inspection took place on the afternoon of 19th September 2019, weather conditions were dry and sunny with no breeze.

The site is accessed via a vehicular entrance off Finchley Road with the tree which will be identified as T1 Lime located to the immediate north-east, at the base of a bank within the grounds of The British College of Naturopathy and Osteopathy, 6 Netherhall Gardens, NW3 5RR.

6 Netherall Gardens is situated within the **Fitzjohns/Netherhall conservation area** and as such a section 211 notice of intent must be submitted to the London Borough of Camden prior to carrying out any works to trees.

T1 Lime Description-

Height: #20m

Stem diameter at 1.5m: 550mm

Age class: Mature

Physiological condition: Fair

Structural condition: Poor

BS category rating: U (***Those trees 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***).

T1 is a mature Ivy clad Lime tree located at the foot of a vegetated bank and growing directly against a retaining wall at the rear of 122c Finchley Road. The tree has a prominent lean of approximately 25° in the north-easterly direction from its base against the wall.

The boundary wall is historic, having been reinforced in 2005 as part of a planning consent for works to the rear of 122C, it is my professional opinion that the wall is largely responsible for keeping the tree in its current position and that given the right weather conditions the tree may well fail with the target area being the college car park and corner of the building itself at 6 Netherhall Gardens.

Furthermore, I believe the tree may well have been upright in 2005 but has since rotated in the ground with the rotation being resisted by the boundary retaining wall which is now cracking.

Recommendation

The tree is not structurally stable enough to be considered for inclusion within a tree preservation order and should be removed as a matter of some urgency.



Photos above show T1 Lime in proximity to 122C Finchley Road.



Photos above show an original photo from the 2004 application, clearly showing the boundary retaining wall. The second photo shows the reinforcement added in 2005 which I believe is responsible for holding T1 Lime in place.



Photo above of T1 Lime taken from the car park of 6 Netherhall Gardens.

T1 Lime, location details



Aerial image above courtesy of Google Maps



Aerial image courtesy of Bing Maps

Works specification

Fell to ground level and treat stump to prevent regrowth.

All works are to be carried out in accordance with British Standard 3998:2010 Tree works-Recommendations.

Qualifications and experience

I have been involved in the horticultural and arboricultural industries for over 30 years, firstly as a contractor and for the last 15 years as a Local Authority tree officer and consultant. I hold the AA Tech cert arb, and ND Arb (RFS) as well as being a Lantra accredited Professional Tree Inspector. I am also a technical member of the Arboricultural Association and professional member of the Consulting Arborists Society.



Lawrence Usherwood,

Usherwood Arboriculture on behalf of the applicant.

