



REPORT SUPPORTING A NON-MATERIAL AMENDMENT APPLICATION

(NMA) AT:

41 Frognal
London
NW3 6YD

INSTRUCTING PARTY:

KSR Architects
14 Greenland Street
London
NW1 0ND

REPORT PREPARED BY

Adam Hollis
MSc ARB MICFor FArbor A MRICS C Env

Ref: KSR/41FRG/NMA/01a

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Web: www.landmarktrees.co.uk
e-mail: info@landmarktrees.co.uk
Tel: 0207 851 4544



London Office: Holden House, 4th Floor, 57 Rathbone Place London W1T 1JU

Registered Office: 15 Abbey Road, Oxford OX2 0AD

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1. SUMMARY

- 1.1 This report details the need to make a non-material amendment to the tree protection measures detailed under Condition 6 of London Borough of Camden planning permission 2016/4558/P as a result of the construction of a retaining wall and the extension and deepening of the bin store.
- 1.2 The retaining wall is adjacent to the sycamore T41 and cannot be pulled back far enough to allow for that tree's retention, replacement planting is proposed to mitigate the loss of the sycamore.
- 1.3 The extension and deepening of the bin store occurs within the Root Protection Area* (RPA) of the London plane T9 and therefore must be carried out in a controlled manner.
- 1.4 Subject to the provision of replacement planting and adoption of the working methods detailed below, the impacts of the amendment of Condition 6 are not considered significant.

* British Standards Institute: Trees in relation to design, demolition and construction BS 5837: 2012 HMSO, London

2. INTRODUCTION

2.1 Terms of Reference

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|-------|---|
| 2.1.1 | This report has been prepared by Landmark Trees (LT) on behalf of KSR Architects ('the Applicant's agent), to support a non-material amendment to Condition 6 of London Borough of Camden ('LBC') planning permission 2016/4558/P. |
| 2.1.2 | The non-material amendment relates to need to remove one tree shown as retained on our Tree Protection Plan dated January 2015 in order to facilitate the construction of a retaining wall and the extension and deepening of the bin store within the RPA of a further tree. |
| 2.1.3 | I am a Registered Consultant and Fellow of the Arboricultural Association and a Chartered Forester, with a Masters Degree in Arboriculture and 25 years' experience of the landscape industry - including the Forestry Commission and Agricultural Development and Advisory Service. I am a UK Registered Expert Witness, trained in single and joint expert witness duties. I am also Chairman of the UK & I Regional Plant Appraisal Committee, inaugurated to promote international standards of valuation in arboriculture. |

3.0 DETAILS OF PROPOSED VARIATIONS

- 3.1 Figure 1 below shows the route of the retaining wall, particularly its return to the east of T41. It can be seen that the juxtaposition of the lightwell and surface manhole cover to the retaining wall return prevent the shifting of the return further eastwards away from the tree and therefore it is necessary to remove the tree. In order to allow the proposed planting in this area, the stump and major roots will be ground out as far as possible. Rather than leaving the arisings in place, they will be removed from site with the area backfilled with good quality topsoil in order to provide as good a rooting medium as possible. Replacement planting will be provided *in situ* and comprise a 4m feathered field maple.
- 3.2 Figure 2 shows the area proposed to be excavated to extend the bin store and also where underpinning will be required. It is not anticipated that any significant roots will be encountered during the extension of the bin store due to its position on the far side of the existing construction from the tree. Notwithstanding this, the excavation of the outer limits of this area will be carried out manually under arboricultural supervision.
- 3.3 The underpinning of the existing walls will also be carried out manually under arboricultural supervision. Should significant roots be encountered whose severance would compromise the ongoing health and stability of the tree, they are to be retained with the foundations for the retaining wall (and attached steps) adapted accordingly.
- 3.4 Whilst not strictly related to the non-material amendment to Condition 6, it is also proposed to improve the rooting environment of the copper beech T15. This will be achieved through soil fertiliser injection / root inoculation and decompaction where a suitable low nitrate, low phosphorous fertilizer and mycorrhizal spores are introduced to the soil profile through compressed air injection. The spores are mixed with a stimulant, which helps them colonise the roots and increase the supply of water and nutrients to the tree.

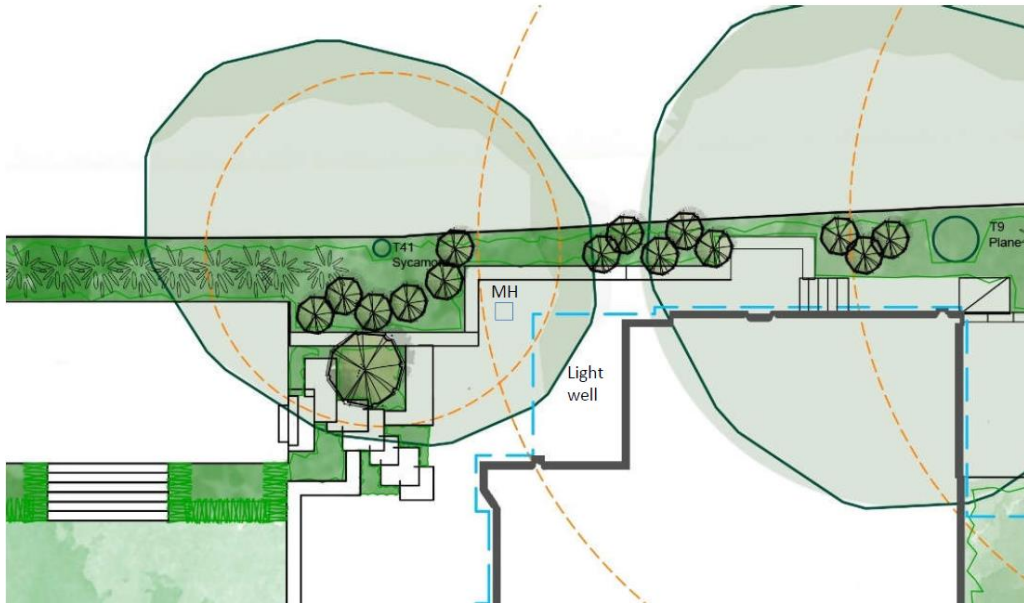


Figure 1: Excerpt from planting plan submitted with application 2016/4558/P showing surface manhole cover and lightwell which prevent shifting of retaining wall return eastwards, away from T41

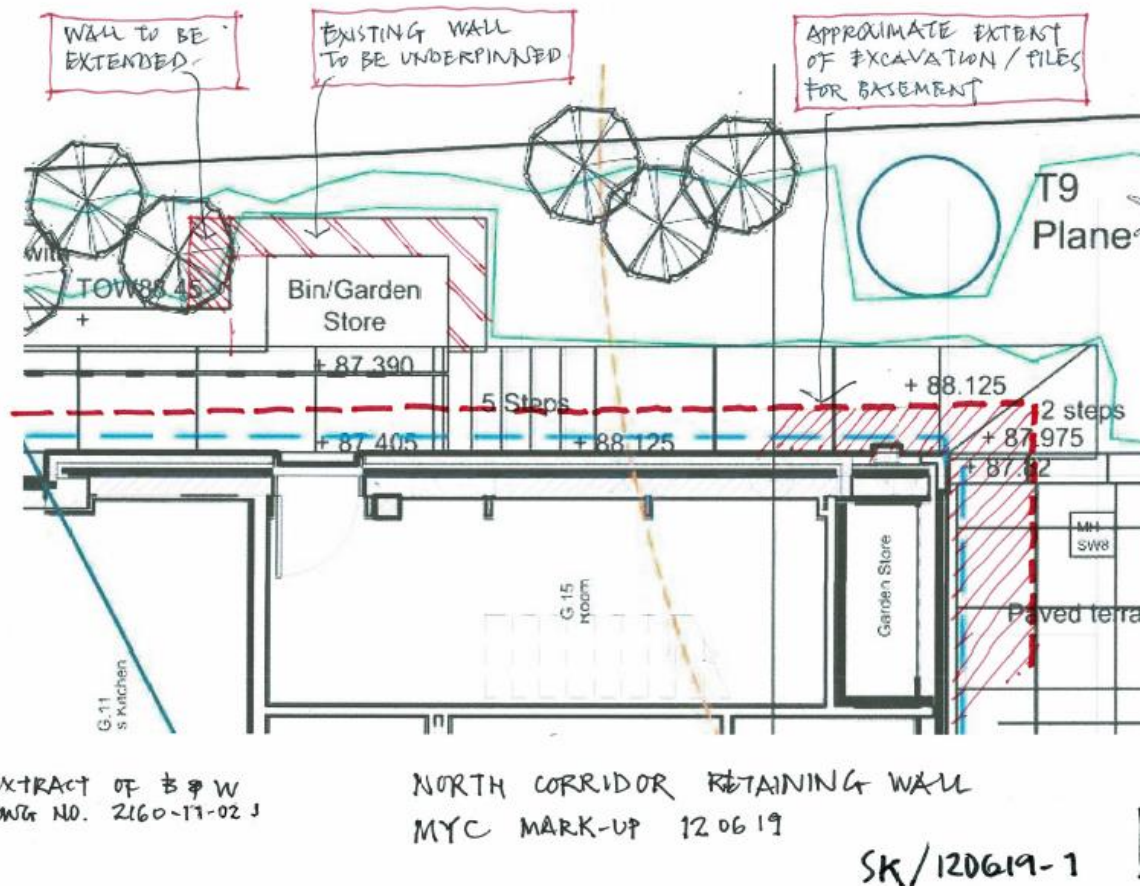


Figure 2: Extract showing area of soil to be excavated to facilitate extension of bin store and sections of existing walls to be underpinned