



SJ Stephens Associates

ARBORICULTURAL, LANDSCAPE & MANAGEMENT CONSULTANTS

Noemi Drew
109a Islip Street
London NW5 2DL

26th July 2019

Dear Noemi,

Re: Tree Constraints re Studio Room

Following my visit, please find a Tree Constraints Plan and tree schedule attached.

Your options are as following:

1. Put in a tree work application to council to remove T1, with no reference to possible development. I could supply a letter supporting this, highlighting lack of benefit to the public. This gives the local planning authority six weeks to place a Tree Preservation Order, if they feel it is justified. At the end of this period, if a TPO has not been placed you can fell the tree.
2. To submit a pre-application submission to the council showing the concept of the new building and showing the tree removed. This would get the principle established without the cost of detailed design.
3. To put in a full planning application, showing the tree retained, but including for pollarding. Pruning to the most recent pruning points would reduce the height by approx. 3m. You could, however, be slightly more radical pollarding at 7.5m – to just above the 3-way fork on the most northerly stem.

I suspect option 1 has only a 20% chance of success. Option 2 is slight more likely to succeed since the tree officer will understand your reasoning, maybe a 30% chance of success. Option 3 would allow you to build where you intended, however it will need to be supported by an arboricultural method statement providing tree protection measures.

You would only be able to reduce existing ground levels by c.75mm ie turf/slabs, then build up. A construction detail is included on the Tree Constraints Plan – you may not need piles...

There is a possibility that the Tree Officer could be concerned that shading might affect the sustainability of T1 ie. that future occupiers might want to fell to get light to the building, so any reasons that I can use to negate this would be useful.

Yours sincerely,



Simon Stephens
Arboricultural Association Registered Consultant
MA Oxon, Dip Arb(RFS), MArborA. CEnv, MICF

www.sjstephens.co.uk email: info@sjstephens.co.uk

Savernake Barn, Stokke Common, Great Bedwyn, Marlborough, Wiltshire SN8 3LL Tel: 01672 871 862

The Coach House, Chetwynd Road, London NW5 1BH Tel: 07831 341 887

SJ Stephens Associates Ltd. Company No 5240258 VAT No 850 9220 36