Trevor Heaps Arboricultural Consultancy Ltd.



Arboricultural Report to support a Section 211 Notice

at 14 Prince Arthur Road, Hampstead NW3 6AU

Prepared for: Mr and Mrs Holskjaer

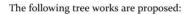
Prepared by: Trevor Heaps BSc, MICFor, M.Arbor.A.

Date: 6th February 2020





Summary



1. Proposal:

To fell one Sycamore (T1 on this report / plan) at 14 Prince Arthur Road.

2. Reasons:

- The tree is self-seeded and is growing at the edge of a 1m high retaining wall.
- The tree is damaging the retaining wall.
- The tree will have very few supporting roots on its windward (south-western) side.

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1.0 Introduction

1.1 I am Trevor Heaps, Director of Trevor Heaps Arboricultural Consultancy Ltd. I have qualifications and experience in the field of Arboriculture. Further information is provided in Appendix

2.0 Brief

- 2.1 I am instructed to provide an arboricultural report to support a Section 211 Notice to remove a Sycamore at 14 Prince Arthur Road.
- 2.2 There is no obligation to justify proposals under a Section 211 Notice; however, in the long term this report will help save time and effort for all concerned.

3.0 Limitations

- 3.1 This report is based on a tree survey carried out on 17th October 2019.
- 3.2 No climbed inspections were carried out and no root/soil analysis were undertaken.
- 3.3 The primary focus of this report is to assess whether it is appropriate to protect the subject tree with a Tree Preservation Order (TPO).

4.0 Ecological constraints

- 4.1 The Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) provides statutory protection to birds, bats and other species that inhabit trees.
- 4.2 You are therefore advised to seek advice from an ecologist to check if any such constraints apply to this site before carrying out any tree works.

5.0 Statutory tree protection

- 5.1 14 Prince Arthur Road is situated within a Conservation Area and therefore anyone proposing to carry out tree works is required to give the Local Planning Authority (LPA) six weeks' prior notice (a Section 211 Notice).
- 5.3 Once a Section 211 notice has been submitted, the LPA cannot refuse consent, nor can they grant consent subject to conditions. This is because a Section 211 notice is not an application for consent under Tree Preservation Order (TPO) Regulations.
- 5.4 The LPA can only deal with a Section 211 notice in one of three ways. They may:
 - Make a TPO if justified in the interests of amenity; the proposal would then have to be the subject
 of a formal application under the TPO;
 - Decide not to make a TPO and allow the six-week period to expire, at which point the proposed work may go ahead if it is carried out within two years from the date of the notice; or
 - Decide not to make a TPO and inform the applicant that the work can go ahead.
- 5.5 This report outlines the reasons why, in this case, it is not expedient to make a TPO to protect the Sycamore.

6.0 The tree

6.1 The Sycamore's location is shown on the site plan (Figure 1); further information about the tree can be found in the tree data schedule in Appendix 2. The reader should refer to Appendix 3 to correctly interpret the tree data.



6.2 Sycamore T1 is a self-seeded tree growing on the edge of a raised parking area (see photo 1). It is about 14m high with an 8m crown spread. It is not particularly visible from within the public realm.





6.3 Viewed from the other side of the fence (photo 2), it can be seen that the tree is growing tight against the edge of a Im high brick retaining wall; the tree's stem is about Im away from the edge of the wall. These growing conditions will have limited the supporting root growth on the windward side of the tree (strong winds tend to come from a south-westerly direction) and so there is an increased risk of windthrow.



6.4 Due to the pressure being exerted on the retaining wall (by the gradual expansion of its roots and movement of the crown being transmitted through the stem and roots), the retaining wall is cracked and leaning away from the tree (see photo 3).



7.0 Mitigation Planting

7.1 There is little space to plant a replacement tree (of any significant future size) within the property boundaries and therefore the owners are willing to provide £500 private funding to the Council to enable a new street tree to be planted nearby.

8.o Conclusion

- 8.1 The Sycamore T₁ is self-seeded and growing in an unsuitable position. There is a risk the tree will be blown over during high winds and the tree is causing damage to the third-party retaining wall.
- 8.2 For the reasons outlined in this report, it would not be expedient to protect the Sycamore T1 with a Tree Preservation Order.

9.0 Signature

9.1 This report represents a true and factual account of the arboricultural matters at the subject property.

Signed



Trevor Heaps

Chartered Arboriculturist

BSc (Hons), MArborA, MICFor

Dated

6th February 2020

Appendix 1 - Professional résumé

I am Trevor Heaps, director of Trevor Heaps Arboricultural Consultancy Ltd. I am a Chartered Arboriculturist, a Professional Member of the Arboricultural Association (AA) and hold a First-Class Honours Degree in Arboriculture.

Professional training

- Tree Science (Arboricultural Association) June 2016
- OPM (Oak Processionary Moth) Training (Forestry Commission) May 2016
- Visual Tree Assessment (Arboricultural Association) October 2015
- Trees and the Law (Dr Charles Mynors) June 2015
- Mortgage (Home Buyers) Report Writing (LANTRA / CAS) February 2015
- Tree Preservation Orders effective application (LANTRA / CAS) November 2014
- Professional Tree Inspection 3-day course (LANTRA / AA) July 2014
- Arboricultural Consultancy Course (AA) May 2014
- Further down the subsidence trail 1-day course (AA) April 2013
- Getting to grips with subsidence 1-day course (AA) November 2012

Appendix 2 - Tree data schedule

Ref	Name	Age	DBH (mm)	Hgt. (m)	Can. hgt. (m)	Can N (m)	Can E (m)	Can S (m)	Can W (m)	Physio cond.	Struct cond.	Life Exp.	Ret Cat	Comments	Rec's
Ti	Acer pseudoplatanus (Sycamore)	М	380	14	4	4	4	4	4	Normal	Normal	40+	Ba	Self-seeded tree growing on the edge of a raised parking area. The retaining wall to the west is only about im from the main stem. The adjacent garage area is about im lower than the tree - and so the tree will have limited / no roots on its western side. The retaining wall is cracked and leaning away from the tree. BS category down-graded due to limited life expectancy.	Remove

Section 211 Notice

Appendix 3 - Tree survey schedule explanatory notes

This section explains the terms used in the **Tree data schedule** (Appendix 2).

Ref: Each item of vegetation has its own unique number prefixed by a letter such that:

T₁=Tree S₂=Shrub or stump

G3=Group H4

H₄=Hedge

W5=Woodland

Species: Latin (and common names in brackets) are given.

Age:

- Y Young Usually less than 10 years' old
- **SM Semi-mature** Significant future growth to be expected, both in height and crown spread (typically below 30% of life expectancy)
- EM Early-mature Full height almost attained. Significant growth may be expected in terms of crown spread (typically 30-60% of life expectancy)
- M Mature Full height attained. Crown spread will increase but growth increments will be slight (typically 60% or more of life expectancy)
- **V Veteran** A level of maturity whereby significant management may be required to keep the tree in a safe condition
- OM Over-mature As for veteran except management is not considered worthwhile

DBH (mm): Stem diameter, measured in mm, taken at 1.5m above ground level where possible. On trees with two to five stems, the combined stem diameter is calculated as follows:

 $\mathbf{Hgt.}\ (\mathbf{m}) \mathbf{:}\ \mathbf{Height:}\ \mathbf{Measured}\ \mathbf{from}\ \mathbf{ground}\ \mathbf{level}\ \mathbf{to}\ \mathbf{the}\ \mathbf{top}\ \mathbf{of}\ \mathbf{the}\ \mathbf{crown}\ \mathbf{in}\ \mathbf{metres}.$

Can Hgt. (m): **Crown height**: Measured from ground level to the lowest tips of the main crown begins in metres. Where the crown is unbalanced it is measured on the side deemed to be most relevant. This is usually the side facing the area of anticipated development.

Can N, S, E, W: - Canopy extents

Approximate radial crown spread measured to the four cardinal points (for individual trees only)

Physio cond.: Indicates the physiological condition of the tree as one of the following categories:

• Normal - Healthy tree with no symptoms of significant disease

 Fair - Tree with early signs of disease, small defects, decreased life expectancy, or evidence of less-than-average vigour for the species

Poor - Significant disease present, limited life expectancy, or with very low vigour for the species
and evidence of physiological stress

• Very poor - Tree is in advanced stages of physiological failure and is dying

• Dead - No leaves or signs of life

Struct cond.: Indicates the structural condition of the tree as one of the following categories:

• Normal - No significant structural defects noted

• Fair - Some structural defects noted but remedial action not required at present

• **Poor** - Significant defects noted resulting in a tree that requires regular monitoring or remedial

Very poor - Major defects noted that compromise the safety of the tree. Remedial works or tree
removal is likely to be required.

• Dead - No leaves or signs of life

Life Exp.: Life expectancy: The estimated number of years before the tree may require removal. Classified as (<10), (10-20), (20-40), or (40+).

Comments: Tree form and pruning history are also recorded along with an account of any significant defects. Defects and descriptive terms are dealt with in more detail at the end of this section.

Rec's - Recommendations: Usually based on any defects observed and intended to ensure that the tree is in an acceptable condition