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: 25th March 2020

Ref: TH 2331



Summary

The following tree works are proposed:

1. Proposal:

To fell three Lime trees (G1) in the rear garden of Prince Arthur Road.

2. Reasons:

- The trees are pushing over the wall between No.14 Prince Arthur Road and No.110 Fitzjohn's Avenue.
- The trees drop sticky honeydew onto the garden below.
- The epicormic growth that forms on the stem and bases of the trees is considered unsightly.
- The trees are lapsed pollards that have been managed by crown reductions and so need regular
 and expensive pruning to maintain them in a safe manner.

3. Mitigation planting:

It is proposed to plant six (better suited) new trees in the rear garden – a Liquidambar styraciflua; a Koelreuteria paniculata, a tree-form of Osmanthus heterophyllus and three Cornus kousa 'chinensis'.

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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 three Lime trees 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 trees

6.1 The location of the three Limes (G₁) s shown on the site plan (Figure 1); further information about the trees 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 The line of three Limes (G1) are growing within the rear garden of 14 Prince Arthur Road. They are lapsed pollards that have been managed by crown reductions (see photo 1).



- 6.3 The trees are growing very close to the brick boundary wall between No.14 Prince Arthur Road and No.110 Fitzjohn's Avenue. Due to the pressure being exerted on the wall (by the gradual expansion of the roots and movement of the crowns being transmitted through the stems and roots), it is now severely damaged (see photos 2, 3 & 4).
- 6.4 The leaves of Lime trees are infested with aphids during the summer months. The aphids excrete a sticky substance (honeydew) as they feed on the sugars within the leaves. This honeydew drops on anything below and is an unpleasant nuisance.
- 6.5 Limes produce epicormic growth at their bases and up their main stems. This is unsightly, can hide defects and has also been know to cause eye injuries (when working / gardening nearby).







6.5 Further to the nuisance the trees are causing (wall damage, honey dew and epicormic growth), the Limes are lapsed pollards and are likely to have decay beneath their original pollard points. The trees could be managed by regular pruning / re-pollarding to minimise the risk of branch / tree failure; however, it is unreasonable to expect a tree owner to incur these regular (and expensive) costs for doing so.

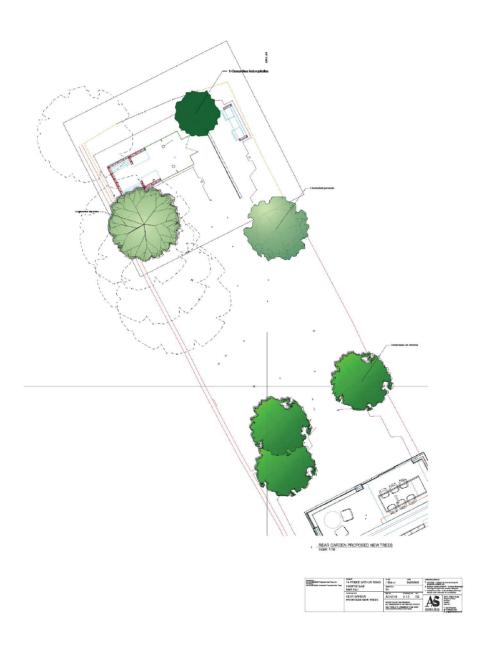
7.0 Mitigation Planting

- 7.1 To mitigate the loss of these Limes, it is proposed to plant six (much better suited) trees in the rear garden a Liquidambar styraciflua; a Koelreuteria paniculata, a tree-form of Osmanthus heterophyllus and three Cornus kousa 'chinensis'. Further replanting details are provided below:
 - The new trees will be of standard size (about 2-3m high)
 - The new trees will be planted in the locations shown in figure 2.
 - The new trees will be planted in full accordance with current British Standards (BS 8545: From Nursery to Independence in the Landscape);
 - Once planted, the trees will be regularly maintained (watered and weeding during the spring and summer months) for at least 5 years or until established.

8.o Conclusion

- 8.1 The loss of any tree is regrettable; however, given the facts laid out in this report, the removal of these three Limes trees is justified, and the replacement planting will double the net number of trees
- 8.2 It is not considered expedient to protect the three Lime trees with a Tree Preservation Order.

Figure 2. Working clockwise around the rear garden, the northern most tree is the Osmanthus heterophyllus, then is the Koelreuteria paniculata, then is the three Cornus kousa 'chinensis' and then (near to where the Limes are growing), is the Liquidambar styraciflua.



9.0 Signature

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



Trevor Heaps

Chartered Arboriculturist

BSc (Hons), MArborA, MICFor

Dated

25th March 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
Gı	Tilia X europaea (Common Lime)	М	500	16	6	3	3	3	3	Normal	Fair	40+	B2	Lapsed pollards managed by crown reductions. Decay likely beneath old pollard points. Epicormics at base and on main stems. Boundary wall being damaged.	Remove and replace

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=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