

Landmark Trees

Our ref: XUL/24KPR/AIA/Lttr/01a

Sanam Lakhi
XUL Architecture
33 Belsize Lane
London
NW3 5AS

3rd July 2020

Dear Sanam,

Re: Garden Flat, 24 Kemplay Road, London NW3 1SY
LB Camden Planning Ref: 2019/5624/P

I write with regard to the proposed development at the above property, a lower ground floor flat within a terraced house in the borough of Camden which has high level rear garden. The proposals comprise: "Excavation of the rear garden and erection of single storey rear extension at lower ground floor." Following a pre-app response from LB Camden on the application, the applicants were advised to seek arboricultural advice on material tree constraints affecting the proposals: *Trees exist within the vicinity and any future submission should be supplemented by an arboricultural report detailing any impact and subsequent mitigation measures taken.*

I visited the site on 7/5/20. As access to the rear garden could only be achieved through the property itself, I did not enter the rear garden but have reviewed the enclosed photographs to determine the likely arboricultural impacts of the proposals. I found there to be no material tree constraints to the rear of the property, only shrubs. The photographs show a lopped pyracantha standing in the garden to the east of the application site and an elder within the garden to the west of the application site. Neither shrub qualifies as a planning constraint, but outside of planning, the owner has a duty of liability to their neighbour as a civil

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matter. Again, I am satisfied that the proposals will have no, or very limited, effect on them due to their small size and the existing landscaping within the rear garden of 24 Kemplay Road.

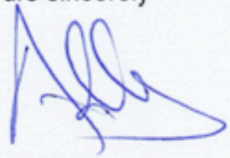
The proposals would create a 3m long extension to the rear of the original outrigger at lower ground floor level and would preserve the original plan form and proportions of the host property. There is an excavation in the garden.

- To create a small lightwell/patio
- New steps to access rear garden from the patio.

It is not inconceivable that some roots of the pyracantha could extend below the application site within the path of proposed excavation. However, the hard standing and its build up should prove a discouragement to shrub roots, and the species is known for its durability and vigour. Moreover the specimen itself has been substantially topped out, cyclically reducing demand on the root system. In the unlikely event of any dieback the specimen could be simply pruned again. This is a civil matter though, not a planning one. The elder is on the opposite boundary, remote from the proposals and will be unaffected.

There is also a lime tree standing in the pavement in front of No.22 Kemplay Road which could conceivably be at risk from ancillary construction deliveries. I would recommend that this tree have hoarding erected around its planting pit to protect against accident damage. This hoarding should be 2m in height, self-supporting and be erected prior to the commencement of any development activities and remain in place for their duration.

I trust that the above provides sufficient assurance in this instance.

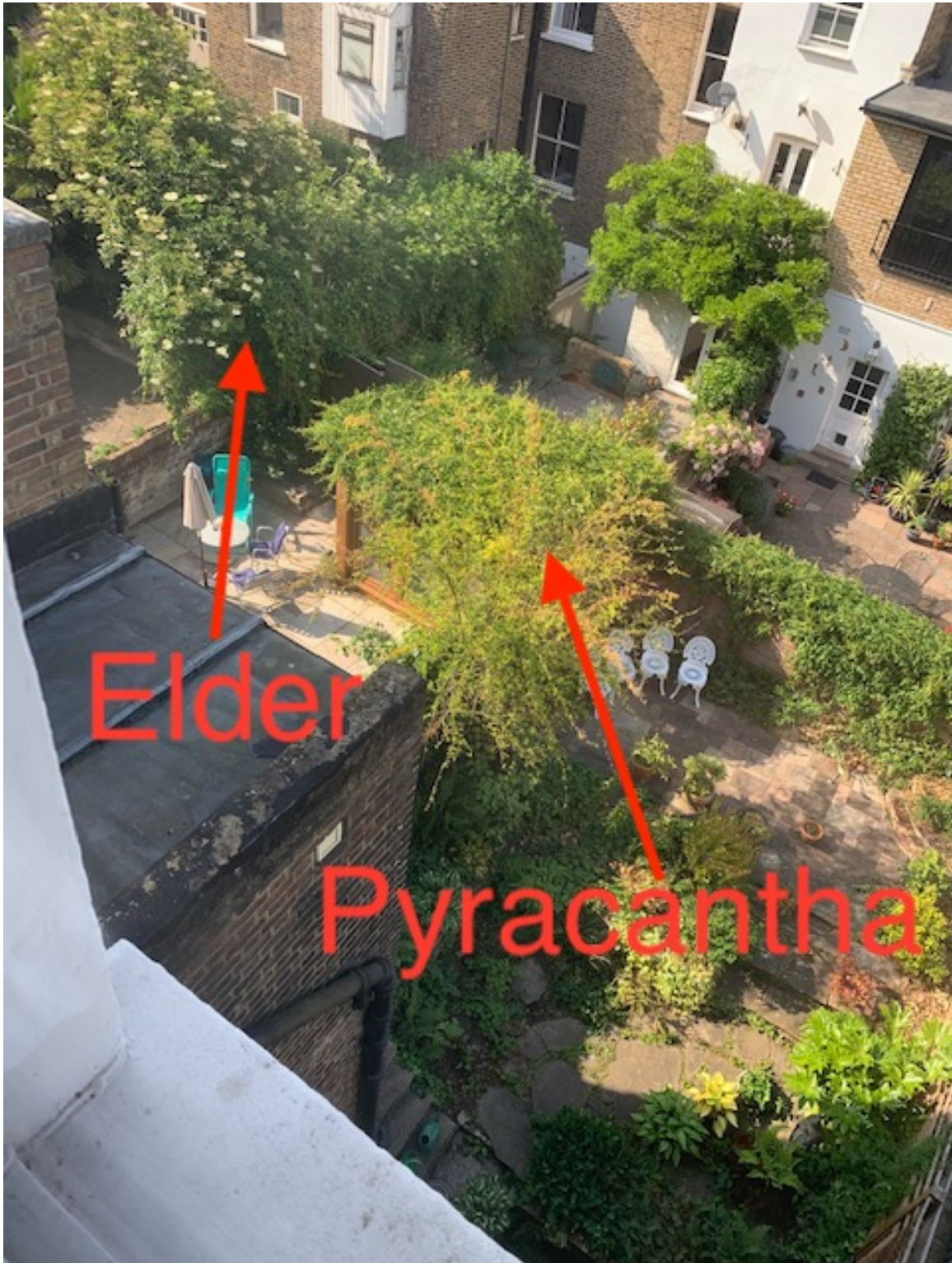
Yours sincerely

Adam Hollis
MSc Arb MRICS FArborA MICFor C ENV
Registered Consultant
Chartered Surveyor, Forester & Environmentalist

Encs:

Photographs showing trees / shrubs adjacent to application site



Photograph 1: Pyracantha standing in property to east of application site



Photograph 2: Rear garden overview of No.22 Kemplay Road (from 1st floor window).



Photograph 3: Lime standing in front of No.22 Kemplay Road