

**Arboricultural Method Statement for
Approved Extension at
12 Keats Grove,
Hampstead,
London.
NW3 2RN**

Prepared for: Kylie Richardson

This report has been prepared for a Section 73 application to amend the information submitted to discharge the tree protection issues required by condition 6 of planning permission 2019/5443/P dated 26/02/2020 (as amended by 2020/3584/P dated 26/11/20).



A trading name of RG Consultancy
Ltd

**Prepared by
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Our Ref 0221-9009
February 2021**

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**Copy of Previously Approved Plans to be superseded by this Section 73
Application**

1.0 Introduction

1.1 This report has been prepared for a Section 73 application to amend the information submitted to discharge the tree protection issues required by condition 6 of planning permission 2019/5443/P dated 26/02/2020 (as amended by 2020/3584/P dated 26/11/20).

1.2 Arboricultural Report dated 7th October 2019 prepared by Andrew Day with annotated notes & additions by Studio Dera 23.12.20 in red in response to planners email 21.12.20 was previously submitted to discharge condition 6 of planning permission 2019/5443/P dated 26/02/2020 (as amended by 2020/3584/P dated 26/11/2020). For ease of reference Condition 6 is shown below:

Condition 6

Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

1.3 The Arboricultural report by Andrew Day was incorrect in that showed the 3 Holm oaks G2 as retained, it also stated they would be protected by the existing retaining wall. The retained wall was approved for removal and it is not physically possible to remove the wall, retain the trees and construct the approved wall and bin-store. In light of the errors we have spoken to Nick Bell the London Borough of Camden Tree Officer and have agreed that the best way forward We have therefore prepared a Tree Protection Plan and Arboricultural Method Statement for a Section 73 application to amend the information submitted to discharge the tree protection issues required by condition 6 of planning permission 2019/5443/P dated 26/02/2020 (as amended by 2020/3584/P dated 26/11/20).

1.4 To allow for the timely removal of the 3 holm oaks G2 a Section 211 Notification for Treeworks within a Conservation Area will be submitted following the submission of this Section 73 Variation. This Section 211 Notification will be subject to the 6 weeks consultation period allow the removal of the three Holm oaks whilst this Section 73 Variation allows the Tree Protection information to be updated to show the removal of the holm oaks.

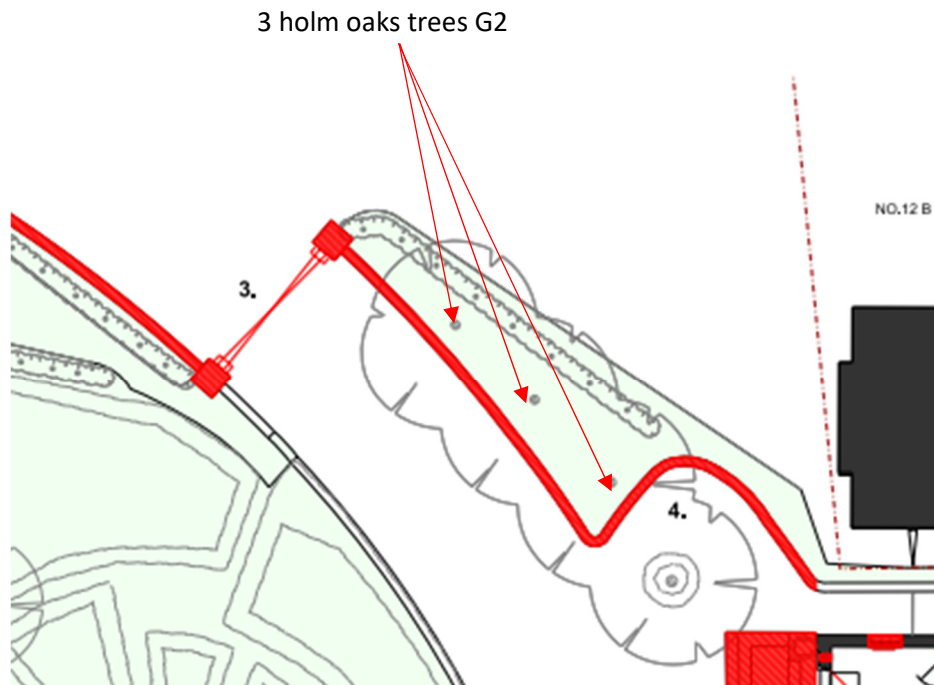
1.5 We visited the site in January 2021. The tree numbers referred to in this report relate to the numbers used in the Arboricultural Report dated 7th October 2019 prepared by Andrew Day

2.0 Statutory Protection

- 2.1 This site is located within the Hampstead Conservation Area, therefore all the trees with a stem diameter in excess of 75mm (unless exempt) are subject to protection under the Conservation Area status.
- 2.2 If full planning consent has been granted that included approved drawings that clearly showed trees to be removed, then the removal of these trees is deemed to be part of the planning consent and this planning consent overrides the statutory protection. (Conservation Area and/or Tree Preservation Orders).
- 2.3 Please note that the Conservation Area designation does not preclude the presence of Tree Preservation Orders.
- 2.4 Unless exempt under the Conservation Area legislation any pruning works or damage to the root system or rooting environment of the retained trees beyond which that is absolutely necessary to implement the approved development, will be an offence which may result in enforcement action or litigation.
- 2.5 It should be noted even in the absence of any statutory protection, that damage to the above ground and below ground parts of any retained trees may result in enforcement action or prosecution.
- 2.6 Damage to trees and their root systems may impact on the health and structural integrity of the tree and in the longer term this may result in whole or partial tree failure, which has the potential to result personal injury and or damage to property. It is therefore essential that the tree protection measures outlined in this report are fully implemented.
- 2.7 In addition the possible presence of nesting birds or protected species needs to be considered and if necessary specific ecological advice should be sought. Nesting birds and protected species (including bats and their roosts) are protected from disturbance under the Wildlife and Countryside Act 1981 (as amended), The Countryside and Rights of Way Act 2000 (as amended) and the Conservation of Habitat and Species Regulations 2010.

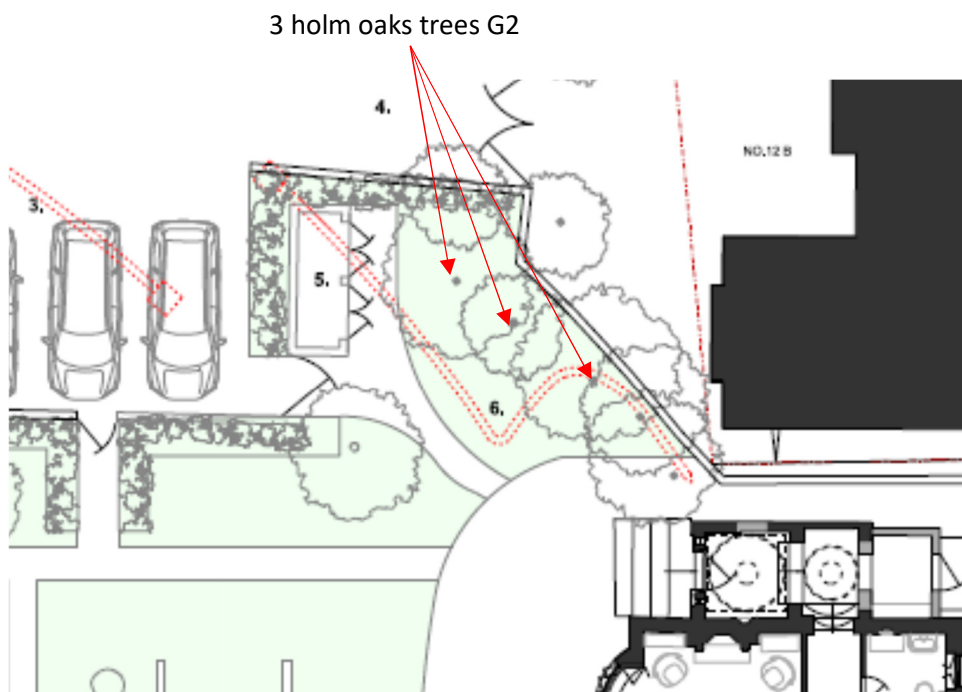
3.0 **Background Information**

- 3.1 The trees are also shown in the approved plans for Plans for Planning Reference 2019/5443/P as retained in the correct location with the 1.2m high retaining wall to the front of the trees demolished. . See Drawing 1 below.



Drawing 1

- 3.2 The 3 holm oak trees above are shown in the Approved Plans for Planning Reference 2020/3584/P as retained but the trees are shown in the incorrect location. See Drawing 2 below.



Drawing 2



3.3 Drawing 3 is an extract of the Tree Protection Plan from the Arboricultural Report dated 7th October 2019 prepared by Andrew Day with annotated notes & additions by Studio Dera 23.12.20 in red in response to planners email 21.12.20. . See Appendix 1 of this report for the full plan. This report was prepared to provide the details of tree protection required by condition 6 of planning permission 2019/5443/P dated 26/02/2020 (as amended by 2020/3584/P dated 26/11/20) showed the 3 Holm oaks G2 as retained, it also stated they would be protected by the existing wall which was approved for removal. See Appendix 1 of this report

3.4 The Arboricultural Report dated 7th October 2019 prepared by Andrew Day also included details of proposed landscaping on plan titled 'Application No: 2020/5065/P - Condition 06 - Details of Location and Size of Replacement Trees ' See Appendix 1 of this report.

3.5 It should be noted that Condition 6 does not require submission of a landscaping plan.

4.0 Section 73 Application for Amendment of Planning Condition 6 of planning permission 2019/5443/P.

4.1 As per the original planning submission for discharge of Condition 6 planning reference 2019/5443/P dated 26/02/2020 (as amended by 2020/3584/P dated 26/11/2020). The vegetation identified as G1, G4, G5, T2, T5, T10, T11, T12, T13 & T15 are to be removed.

4.2 In addition to the trees listed above three Holm Oaks G2 are to be removed.

4.3 To allow for the implementation of the approved works, including demolition of the retaining wall, it is proposed to remove the 3 Holm oaks G2 and we have included a plan showing the trees to be planted a replacements for G2 which are listed below:

1 x *Euchryphia nymansensis*

1 x *Magnolia Grandiflora*

1 x *Robinia pseudoacacia* 'Unifolia'

- 4.4 See Appendix 1 for a tree planting plan prepared by FFLO Landscape Architects. Please note this plan only includes details of the retained trees and the proposed replacement planting of the 3 holm oaks and confirms the replacement of the pleached hornbeams G1 with pleached *Magnolia grandiflora* as per the original Condition 6 submission. A detailed comprehensive landscaping plan is currently being prepared by FFLO Landscape Architects which will include details of all planting within the front and rear garden of 12 Keats Grove. The proposed planting of the 1 x *Euchryphia nymansensis*, 1 x *Magnolia Grandiflora*, 1 x *Robinia pseudoacacia* 'Unifolia' as shown on the attached Tree Protection Plan will be consistent with this yet to be completed plan.
- 4.5 It should be noted that Condition 6 does not require submission of a landscaping plan.
- 4.6 We have provided a revised Tree Protection Plan showing the holm oaks G2 to be removed and to supersede the tree protection plan prepared by Andrew Day, see appendix 1 .

5.0 Tree Protection Measures Summary

5.1 The main point of note regarding the tree protection measures during the approved works is shown below:

- **The Tree Protection Fencing will be installed as per the Tree Protection Plan and will remain in situ during the construction programme. This fencing will restrict access to the existing hardstanding and a small area of open ground to the front rear of the property that is remote from any retained trees. This Tree Protection fencing will serve to physically protect the retained vegetation and also prevent compaction of the subsoil and damaging the rooting environment of the retained vegetation.**

5.2 The proposed tree protection fencing creates a Construction Exclusion Zone / Tree Protection Area which extends for the majority of the rear garden. See Tree Protection Plan in Appendix 1. The fenced-off area will ensure that the trees are successfully protected.

5.3 Any works within the fenced-off area will be undertaken under direction arboricultural supervision.

5.4 No-Dig Temporary Ground Protection will be installed to the rear of the flank extension as per Tree Protection Plan in Appendix 1.

6.0 Arboricultural Method Statement

6.1 Tree Protection Fencing

6.2 Works have commenced on site following the guidance outlined under the earlier Arboricultural Report dated 7th October 2019 prepared by Andrew Day with annotated notes & additions by Studio Dera 23.12.20 in red in response to planners email 21.12.20. This Fencing will be moved and be installed in accordance with the Tree Protection Plan attached in Appendix 1. Any landscaping works within the fenced off area will be subject to detailed specification and direct arboricultural supervision.

6.3 Within the fenced off Tree Protection Area / Construction Exclusion Zone, there will be;

- No level changes + or -
- No storage of plant or materials.
- No storage or handling of any chemical including cement washings.
- No Pedestrian, Machinery or Vehicular Access.
- No fires
- Any landscaping works within the fenced-off areas will be subject to Arboricultural Supervision.

6.4 Clear notices are to be fixed to the outside of the Tree Protection Fencing with words such as 'TREE PROTECTION AREA – NO ACCESS OR WORKING WITHIN THIS AREA'. See Appendix 1.

6.5 Temporary Ground Protection within or close to the RPA of retained trees

Scope of Works	Description of Works
Temporary Ground Protection Specification	<p>To the rear of the flank extension ground protection sheets will be laid. This shall be either:</p> <ul style="list-style-type: none">a) 15mm steel plates welded together to form a solid homogenous barrier over layered with a double layer of 18mm shuttering ply, exterior grade weatherboard ply or OSB 3. This shall be a double layer laid with staggered joints, screwed or robustly fixed together to provide an even homogenous surface.b) a double layer of 18mm shuttering ply, exterior grade weatherboard ply or OSB 3. This shall be a double layer laid with staggered joints, screwed or robustly fixed together to provide an even homogenous surface laid above scaffolding poles (so that the surfacing is suspended off the ground).

6.6 Removal of existing hard surfacing and excavation within the RPA of retained trees

Scope of Works	Description of Works
Removal of existing hard surfaces excavation within RPA of retained trees	<p>These works will be directly overseen by the ACoW and will follow the guidelines below</p> <ul style="list-style-type: none">1. The hardstanding will be carefully broken up using a small hand held breaker making the shallowest possible excavations. All work will be undertaken from the existing hardstanding.2. There may be shallow adventitious / feeding roots immediately below the surface of hard surfacing, therefore great care should be taken.3. Cover the exposed area with a shallow layer of sharp sand / damp hessian sacking immediately to prevent desiccation of surface roots.4. It is likely such small roots can be cleanly cut with a sharp hand saw or secateurs. Roots in excess of 25mm in diameter including matts shall be retained and protected throughout the development.5. A photographic record of the excavation and roots exposed will be kept for the Arboricultural Clerk of Works report.6. The proposed decking will be founded on steel frame resting on pads formed within the existing hardstanding.

6.7 Removal of soft landscaping within or close to the RPA of retained trees

Scope of Works	Description of Works
Removal of existing soft landscaping from within the Tree Protection area to be fenced off.	<ol style="list-style-type: none">1. Remove the soft landscaping vegetation with hand held tools, working in small sections making the shallowest possible excavations.2. Remove arisings.3. New topsoil may be required to replace that which is likely to be removed during removal of existing surface vegetation and to make up appropriate ground levels. The current ground levels, particularly around retained tree trunks, should not be raised by more than 100mm as this can lead to root and cambium necrosis. The topsoil should be clean and screened and comply with BS3882:2007.4. For laying of turf, the soil will not be rotavated. The soil will be lightly forked, manually hoed and raked to a fine tilth prior to laying of turf.5. For shrubs or herbaceous beds. Planting within the RPA of retained trees shall be by use of hand tools and excavation shall be to the minimum extent required for planting of shrubs etc., on an individual plant by plant basis.6 Any open ground remaining after landscaping in shrub borders etc. Should be mulched to a minimum depth of 150mm using bark certified to BS EN 4790:1987 standard. . No mulch should be piled up against the trunk of retained or newly planted trees.

6.8 If there are any issues relating to trees during this project please do not hesitate to contact

Peter Wilkins
Ruskins Tree Consultancy
info@ruskins-tree-consultancy.co.uk
07765 228388

Appendix 1

Tree Survey Data

Tree Protection Plan

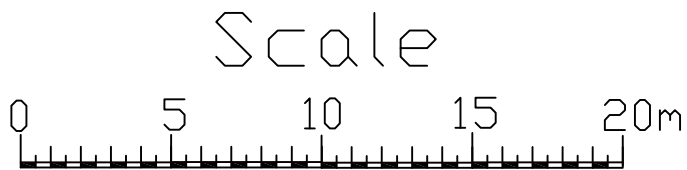
Tree Protection Fencing Specification

Tree Protection Fencing Notice

Tag	Name	Stem Diameter (mm)	Height (m)	Crown Hgt (m)	Crown Spread (N S E W) (m)				BS5837 Category	Proposed Works
T1	Crataegus monogyna	150	8	3	2	4	2	2	C2	Removed as part of approved development. See Note 1.
T2	Taxus baccata	150	4	0	1	1	1	1	C1	Removed as part of approved development. See Note 1.
T3	Magnolia	212	6	0	5	5	5	5	C1	Retain and protect
T4	Liquidambar styraciflua	150	10	2	2	2	2	2	C1	Retain and protect
T5	Liriodendron tulipifera	250	14	2	2	3	1	2	C2	Remove and replace as part of approved development. See Note 1
T6	Tilia X europaea	950	20	12	6	3	5	3	B3	Retain and protect
T7	Pyrus (Pear)	400	12	5	4	4	5	3	C2	Retain and protect
T8	Laurus nobilis	500	12	3	3	3	3	3	C2	Retain and protect
T9	Corylus avellana	200	8	4	4	4	4	4	C3	Off-site tree retain and protect Root Protection Area within site.
T10	Sambucus nigra	350	8	3	3	4	4	3	C3	Removed as part of approved development. See Note 1.
T11	Ficus carica	200	8	2	2	1	3	2	C3	Removed as part of approved development. See Note 1.
T12	Malus	250	8(3)	3	3	2	2	3	C3	Removed as part of approved development. See Note 1.
T13	Betula pendula	100	6(2)	2	2	2	2	2	C2	Removed as part of approved development. See Note 1.
T14	Malus	100	6(3)	3	3	3	3	2	C3	Retain and protect
T15	Prunus avium	150	8(2)	2	1	2	2	1	C2	Removed as part of approved development. See Note 1.
T16	Robinia pseudoacacia	300	15(9)	9	4	2	2	1	C1	Off-site tree retain and protect Root Protection Area within site.
G1	Row of Pleached Carpinus betulus	100	6(2)	2	0.5	0.5	0.5	0.5	C1	To be removed as part of approved development. See Note 1.
G2	Quercus ilex	200	9(2)	2	2	2	2	2	C1	Removed as part of s.73 Planning Condition 6 amendment
G3	Tilia X europaea	900	20(5)	5	5	5	5	5	B3	Retain and protect
G4	Row of Pleached Carpinus betulus	100	6(2)	2	0.5	0.5	0.5	0.5	C1	To be removed as part of approved development. See Note 1.
G5	Row of Pleached Carpinus betulus	100	6(2)	2	0.5	0.5	0.5	0.5	C1	To be removed as part of approved development. See Note 1.

With the exception of the three Holm Oaks (*Quercus ilex*) G2 the proposed works as per the original planning submission for discharge of Condition 6 planning reference 2019/5443/P dated 26/02/2020 (as amended by 2020/3584/P dated 26/11/2020). Tree Numbers as per original tree survey undertaken by Andrew Day.

Tree Protection Plan



Tree Protection Plan Key

Tree Protection Zone
Construction Exclusion Zone
Fence-off this area prior to any works commencing on site, no access during enabling, or construction works, all works within these areas to follow guidelines as outlined in the Arboricultural Report.

Proposed Temporary No-Dig Hardstanding
No-Dig hardstanding Specification and construction methodology to be approved by the Arboricultural Clerk of Works (ACoW) prior to installation. Provisonally recommended to be a cellular confinement system such as Protectaweb. See Arboricultural Statement for more details on these works. All works to be undertaken after fencing has been moved back and under direct supervision of the ACoW.

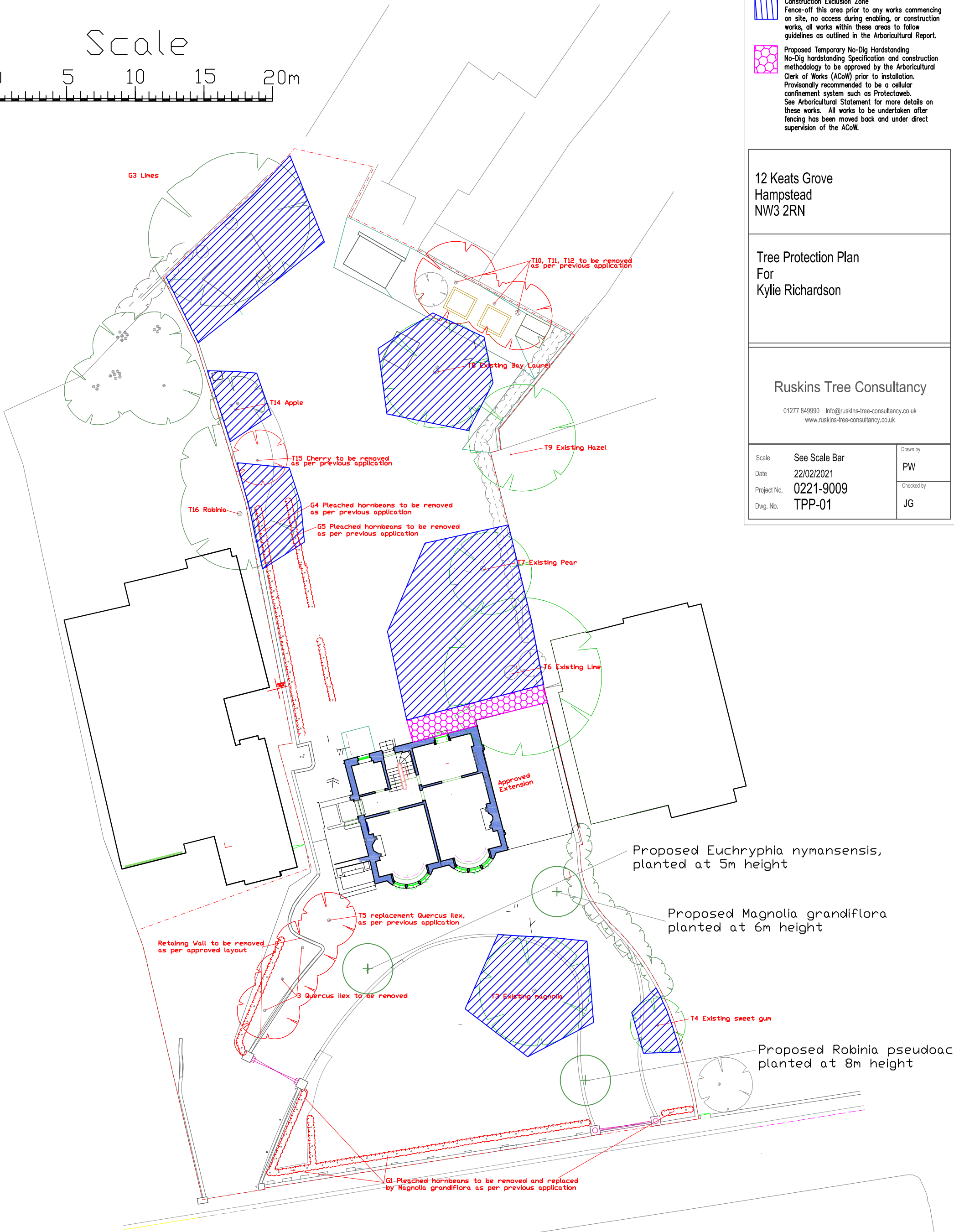
12 Keats Grove
Hampstead
NW3 2RN

Tree Protection Plan
For
Kylie Richardson

Ruskins Tree Consultancy

01277 849990 info@ruskins-tree-consultancy.co.uk
www.ruskins-tree-consultancy.co.uk

Scale	See Scale Bar	Drawn by
Date	22/02/2021	PW
Project No.	0221-9009	Checked by
Dwg. No.	TPP-01	JG

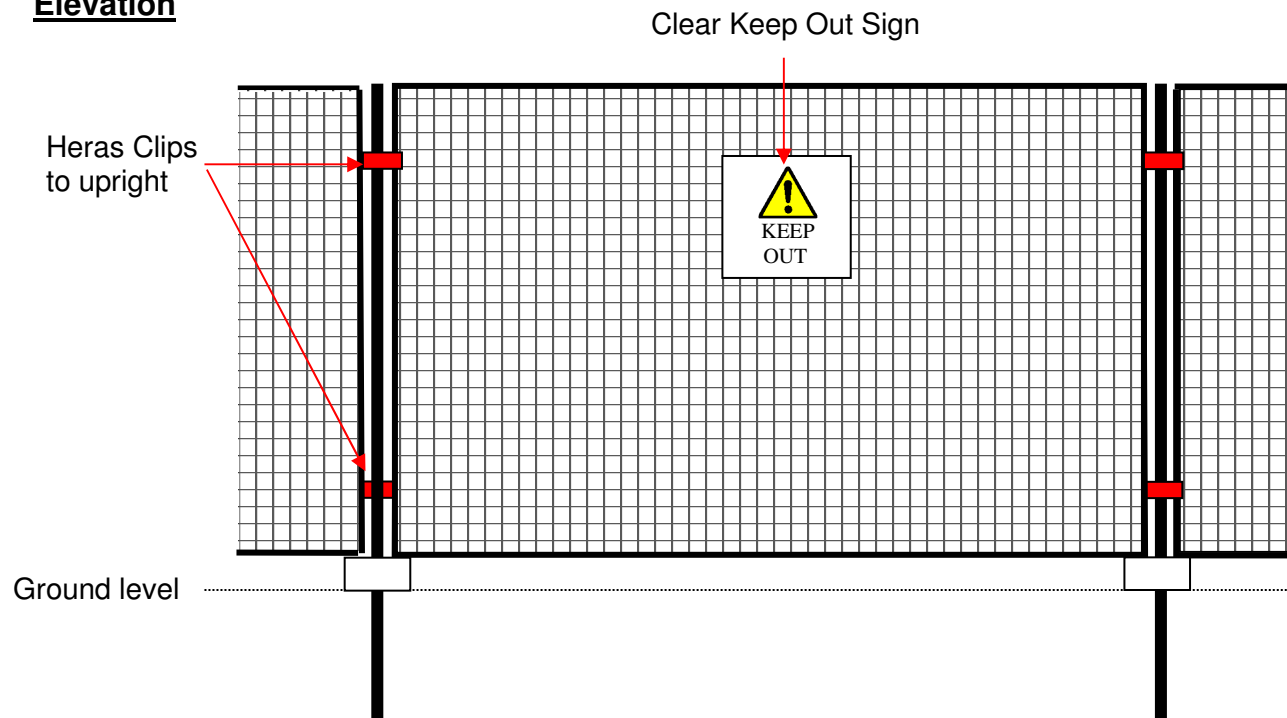


Tree Protection Fencing Specification

Tree Protection Fencing Notice

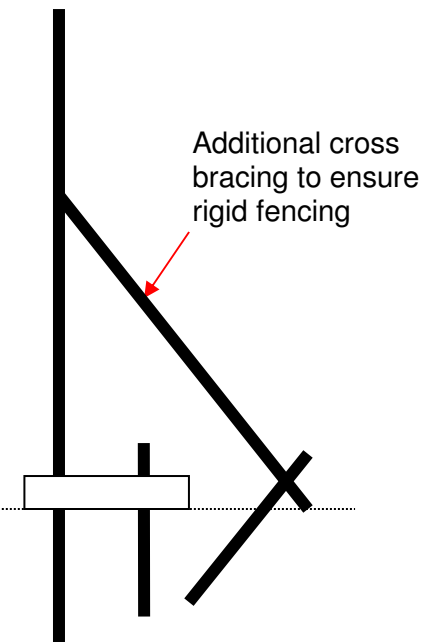
Tree Protection Fencing Specification

Elevation



Tree Protection Fencing should be erected as per the Tree Protection Plan prior to any works commencing or materials being delivered to site.

Section



If concrete or rubber feet are used these must be pinned to the ground to prevent movement.

CONSTRUCTION EXCLUSION ZONE

TREE PROTECTION AREA



The trees in this fenced-off area are protected by Statutory Protection and / or Planning Conditions. Any works in this area may result in damage to the above ground parts or root system of these trees.

Damage to these trees may lead to enforcement action and or a criminal prosecution.

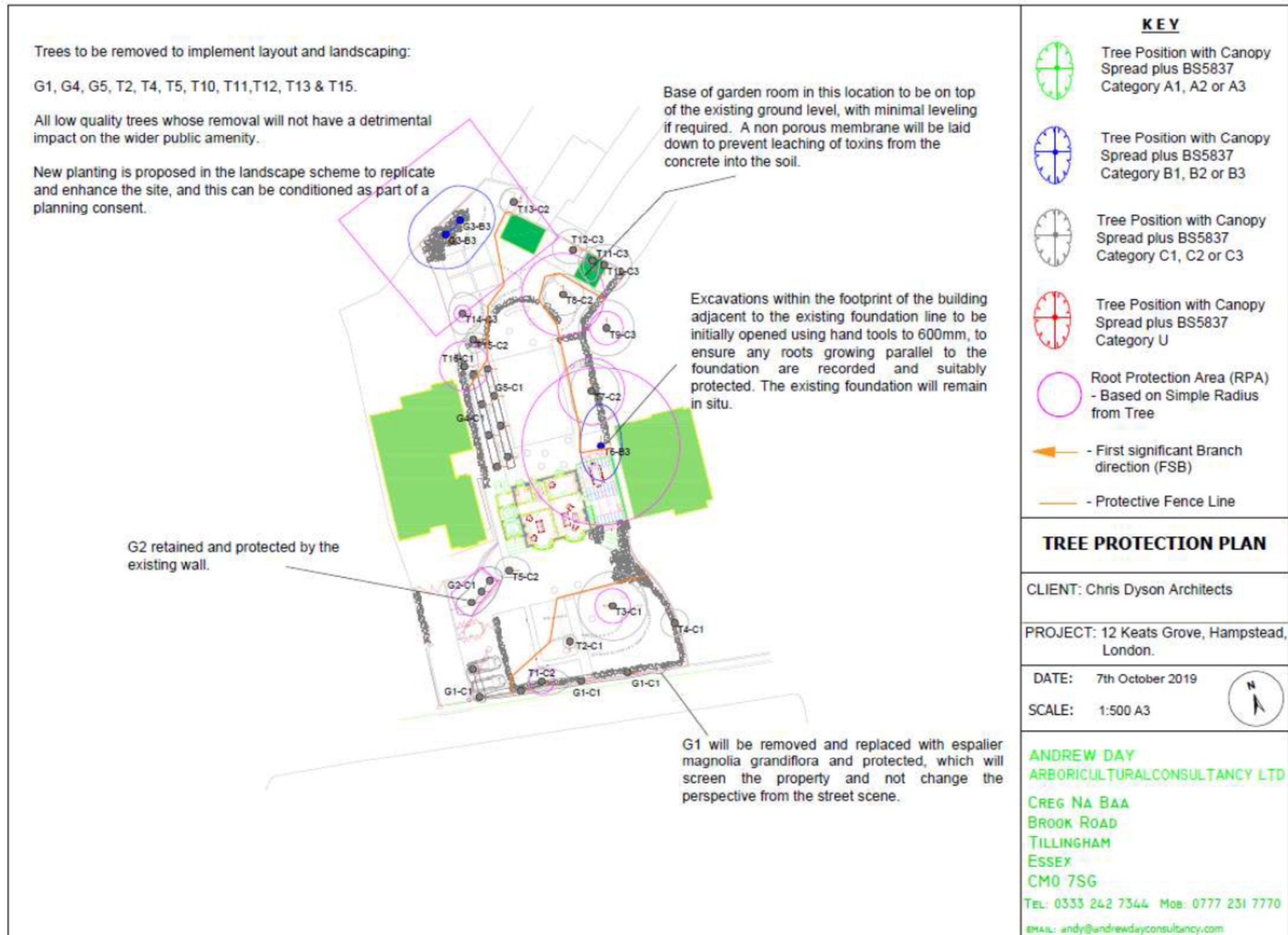
Please contact info@ruskins-tree-consultancy.co.uk regarding any proposed works in this area.

**Copy of Previously Approved Plans to be superseded
by this Section 73 Application**

Tree Protection Plan

Details of Location and Size of Replacement Trees

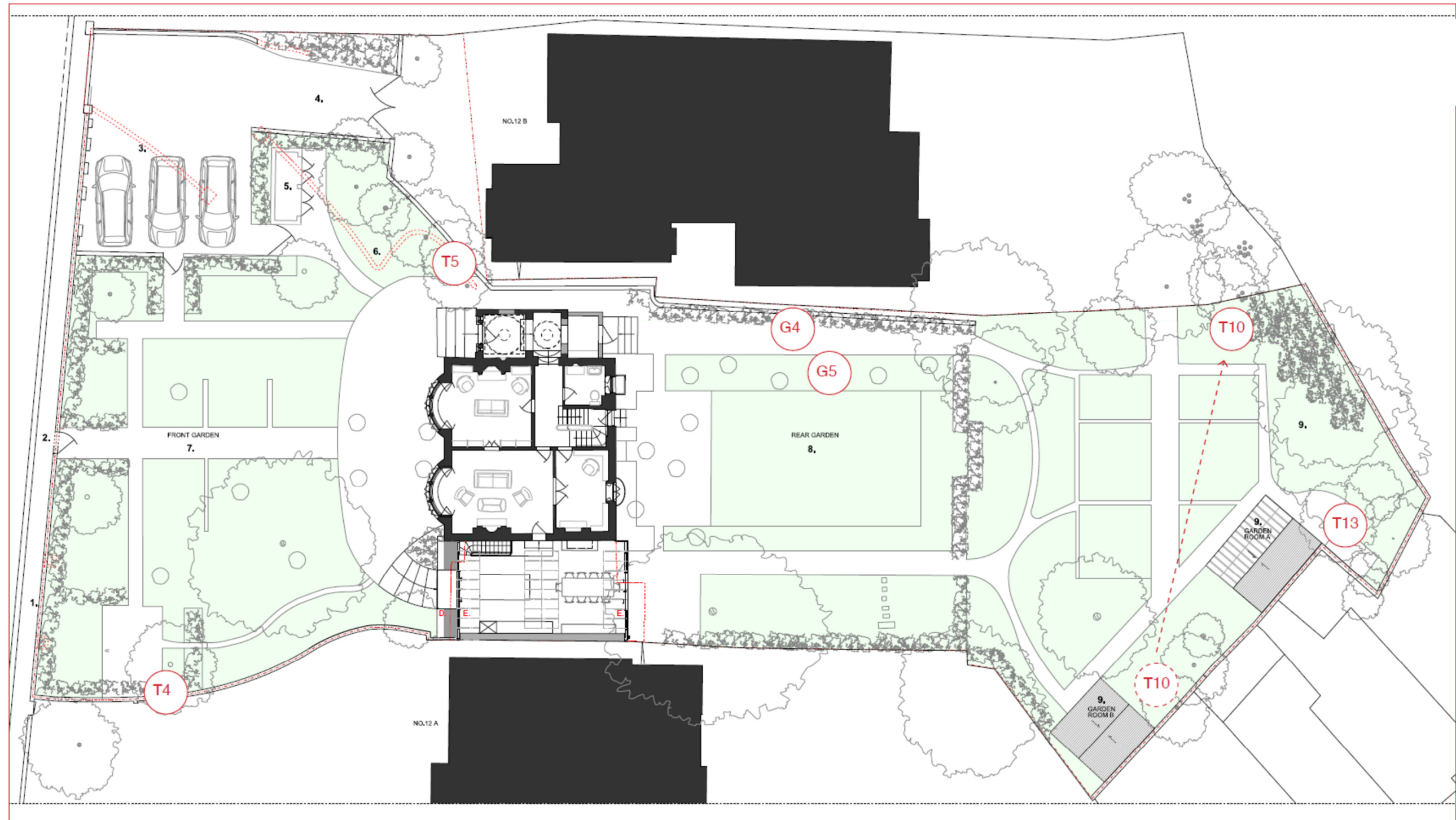
Both of these drawings are from the Arboricultural Report dated 7th October 2019 prepared by Andrew Day (with annotated notes & additions by Studio Dera 23.12.20 in red in response to planners email 21.12.2020) for Planning Reference No: 2020/5065/P - Condition 06.



Ref: 12 Keats Grove, Hampstead, London

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Tree Protection Plan from the Arboricultural Report dated 7th October 2019 prepared by Andrew Day with annotated notes & additions by Studio Dera 23.12.20 in red in response to planners email 21.12.2020 for Application No: 2020/5065/P - Condition 06 - Details of Location and Size of Replacement Trees.



Application No: 2020/5065/P - Condition 06 - Details of Location and Size of Replacement Trees

- T4** = Retained - Sweet Gum
- T5** = Replaced - Quercus Ilex Trees or Holm Oak - Height 3.7m - 4.5m
- G4** = Replaced - Holm oak hedging - 2-3m height
- G5** = Removed
- T10** = Replaced - Elder - 3-5m height
- T13** = Replaced - Large Bay Tree - 4m height

Studio Dera

Details of Location and Size of Replacement Trees Plan from the Arboricultural Report dated 7th October 2019 prepared by Andrew Day with annotated notes & additions by Studio Dera 23.12.20 in red in response to planners email 21.12.2020 for Application No: 2020/5065/P - Condition 06 -