

Landmark Trees

Our ref: ADC/10aOA/AIA/Ltr/01

Almas Bavic
Ad Design Concepts Ltd
25 Grampian Gardens
London NW2

24th June 2020

Dear Almas,

Re: Proposed development at 10a Oakhill Avenue, London NW3 7RE

I understand that your client, Jergus Ltd, is submitting a new planning application at the above site that comprises a rear extension and ground and first floor levels to the existing building. I note that in 2014, the London Borough of Camden gave permission for the demolition of the existing building and construction of a replacement 3-storey building with lower ground floor and basement levels under planning permission 2014/1037/P.

I visited the site on the 16th of June 2020 in order to update my previous survey of the property and enclose my findings along with an updated Tree Constraints Plan. Please note that only records for those trees adjacent to the current proposals (T1 – T14) were updated on this visit, the remaining records have not been updated from my 2017 survey.

Having reviewed the plans you supplied which detail the proposed new layout and helpfully overlay the consented scheme, I can comment that the current application significantly reduces the proposed built footprint and therefore (already low) impact on adjacent trees. I therefore conclude that these proposals would offer betterment from an arboricultural perspective to those already consented and thus recommend the scheme to planning.

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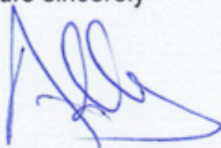
Registered Office: 15 Abbey Road, Oxford OX2 0AD

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I would point out to your client that an Arboricultural Method Statement is likely to be required by the London Borough of Camden as a pre-commencement condition of any planning permission granted.

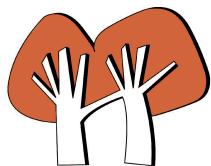
I trust that the above provides sufficient information but please do not hesitate to get in touch if further assistance is required.

Yours sincerely

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

Encs:

Tree Survey Schedule

Tree Constraints Plan



Landmark Trees

Site: 10a Oakhill Avenue, London NW3 7RE

Date: 07/12/17 & 16/06/20 (T1-T14 only)

BS5837 Tree Constraints Survey Schedule

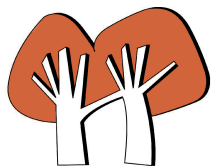
Landmark Trees Ltd

Tel: 020 7851 4544

Surveyor(s): Adam Hollis

Ref: ADC/10aOA/AIA

Tree No.	English Name	Height	Crown Spread	Ground Clearance	Clear Stem Height	Stem Diameter	Age Class	Protection Radius	Growth Vitality	Structural Condition	B.S. Cat	Sub Cat	Useful Life	Comments
1	Oak, English	16	8645	12.0	10.0	900.0	Mature	10.8	Normal	Fair	B	3	>40	Pollard (Old) Cavity pockets in pruning wounds History of hard landscaping nr base; 2m retaining wall to East, minor die-back,
2	Cypress, Leyland	9	3.5	1.0	1.0	400.0	Early Mature	4.8	Normal	Fair	C	2	20-40	Pollarded
3	Oak, English	13	4636	4.0	4.0	920.0	Mature	11.0	Moderate	Poor	B	3	20-40	Pollard (Old) Cavity pockets in pruning wounds Basal cavity to 1m abg Roots against LGF garage
3a	Cherry, Wild (Gean)	6	3215	4.0	4.0	0.0	Mature	0.0			C	2		A sparser than normal canopy Die-back stubs
4	Oak, Red	13	5425	2.0	2.0	323.4	Early Mature	3.9	Normal	Good	C	2	10-20	Unsuitable species for position Remote Survey (RS) Also --- 150mm stem 2m to SW
5	Magnolia (M. grandiflora)	6	3222	2.0	2.0	170.9	Young	2.1	Normal	Good	C	2	20-40	RS



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6	Birch, Silver	12	2.5	2.0	2.0	150.0	Young	1.8	Normal	Good	C	2	10-20	Unsuitable species for position RS As per 8 Oakhill TCP, delete this comment
7	Oak, English	12	4554	4.0	4.0	250.0	Semi-mature	3.0	Normal	Good	C	2	>40	
8	Oak, English	18	6836	6.0	6.0	1000.0	Mature	12.0	Normal	Fair	B	3	>40	Pollard (Old) RS
H9	Leyland / Privet	4	1.5	1.0	1.0	75.0	Young	0.9	Normal	Good	C	2	20-40	
G10	Cypress, Leyland	9	2	2.0	2.0	300.0	Semi-mature	3.6	Normal	Fair	C	2	20-40	Pollarded Outgrowing site / function as hedge
11	Oak, English	16	5354	6.0	6.0	353.6	Early Mature	4.2	Normal	Good	B	2	>40	RS



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12	Western Red Cedar	10	4	1.5	1.5	247.0	Semi-mature	3.0	Normal	Fair	C	2	20-40	RS
13	Birch, Silver	16	2	7.0	7.0	250.0	Semi-mature	3.0	Normal	Good	C	2	>40	RS
14	Birch, Silver	17	5432	6.0	4.0	350.0	Early Mature	4.2	Normal	Poor	U		<10	Break out wound with cavity in main stem / lost lead stem Pruning cavity at 5m NE, remote survey only (RS)
15	Sycamore	17	4424	4.0	4.0	300.0	Early Mature	3.6	Normal	Good	B	2	>40	RS
17	Laurel, Portugese	7	3.5	1.0	1.0	226.3	Early Mature	2.7	Normal	Fair	C	2	20-40	Pollarded
18	Beech, Common	17	0	3.0	3.0	280.0	Semi-mature	3.4	Normal	Good	B	2	20-40	Root girdling by retaining wall Group canopy generated from T19

