

Landmark Trees

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Your ref: 2021/1358/P

Our ref: SHH\_28AVE\_AIA\_Ltrr\_01

Att. Mr Josh Lawlor

Planning Officer

Camden Council

13<sup>th</sup> September 2021

Dear Mr Lawlor,

**Re: Planning Application Ref: 2021/1358/P**  
**Objections regarding the Proposed Development at No.28 Avenue Road, London**  
**NW8 6BU**

I write in response to the objection on behalf of Mrs Howard of 1 Radlett Place received by Camden on 2/8/21

The objection is based on a report by the Landscape Partnership: Arboricultural Review of Submission. The review finds (i) discrepancies and (ii) omissions in the Arboricultural Impact Assessment and (iii) potential for the proposed built structures to limit the growth of existing trees. The review recommends that robust and complete information should be submitted by the Applicant concerning the impact of the proposal on trees and a (iv) detailed arboricultural method statement should be proven as deliverable.

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i) The discrepancies concern the perennial issue of plan bases and professional convention. This is a common problem in design, one that arises from a discontinuity between the land surveyors existing plan bases (topo survey) and architects' proposed plans: the former use the O/s grid, the latter are more focused on the accuracy of buildings, rather than those of landscape elements, like trees. On larger sites this can result in just such distortions of tree locations by up to c.1m. Our tree locations remain faithful to the more accurate topo survey, but the incongruences sometimes show up on our proposals overlays as ghost locations where we cannot remove those duplicate elements from architectural plans. There is a judgment call to be made as to whether to adopt the latter for the sake of internal consistency with the proposals (and move the trees manually), but then one runs the risk of compromising overall consistency with the O/s grid. It is a judgment call. In any event, the inconsistencies are neither meaningful nor of our own making. Equally, the dilemma is not unique to our own practice, or this project, and we would expect others to be familiar with rather than surprised by the status quo.

ii) The key omission of the survey appears to concern that of a second, off-site plane tree within Radlett Place. From my perspective, this was not an omission but another judgment call. I chose to include the nearer plane tree but not the more remote one of the pair, considering it smaller and removed from any proposals, on the other side of a substantial wall with pro rata foundations (likely inhibiting root colonisation of the application site). Its influence is further obstructed / tempered by the presence of a mature horse chestnut (T96) on the opposite side of the boundary within the application site. Consultants get an eye for these things after years of surveying. To accommodate the objection, we have added in the additional tree to our plan, using the given locations and dimensions on the survey plan, 700(002) Rev PL02, supplied in the review. We have plotted the Root Protection Area as a simple initial circle; the reviewer may wish to modify this into a polygon based on their greater knowledge of the neighbouring site and its structures (wall and building foundations etc.). In general, though, if a conventional circular RPA is unaffected by proposals, it is unlikely that such modification will lead to a dramatic rise in impact. In this case, neither the conventional RPA nor canopy significantly overlap the application site and the tree's inclusion is essentially academic / to provide peace of mind. Please see the amended survey plan at Appendix 1 to this letter.

Letter of Arboricultural Support: 57 Clarendon Road, London W11 4JD

Instructing party: Finchatton, Jubilee House, 2 Jubilee Place, London SW3 3TQ

Prepared by: Adam Hollis of Landmark Trees, Holden House, 4th Floor, 57 Rathbone Place, London W1T 4JU

I may be misreading the Review, but para. 2.4 would appear to suggest that our report deals with impacted areas of RPA by simply offsetting the equivalent area alone / in isolation. For the sake of clarity, I should reiterate 6.1.7 of our report which contextualises this element of our analysis within the wider assessment outlined in British Standards Institute: Trees in relation to design, demolition and construction BS 5837: 2012 HMSO, London:

6.1.7 As per BS5837 recommendations (at 5.3.a), the above assessment demonstrates that the tree(s) can remain viable and as per the equivalent hatching in Plan 2 of the Appendices that the area(s) lost to encroachment can be compensated for elsewhere. The guide also recommends (at 5.3.b) the arboriculturist propose a series of mitigation measures (to improve the soil environment that is used by the tree for growth). These are provided at 6.3 below.

Again, at para 2.5 of the review, vis a vis T39 and a proposed bin store encroachment, it is suggested that the reallocation of compensatory RPA provides “a strategy of sorts,” taking our recommendations out of context in an apparently dismissive stance towards the guidance in the British Standard. For the sake of clarity, this is not a strategy of sorts (sic) but THE professional guidance. The Review’s objection is not so much to the applicant’s report here but to guidance within the British Standard itself! It is further stated that no information is provided as to how the store would be constructed. Table 1 of our report provides the assessment for this impact:

B/c	39	Lime, Common	Bicycle & Bin Store Construction within RPA	m <sup>2</sup> N/A	Early Mature	Normal	Good	Very Low	Very Low	Low-invasive foundation design
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In so doing, the assessment recommends standard mitigation measures of constructional variation (low-invasive foundation design). Such measures are touched upon in s6.3 Mitigation but, as standard procedures, are left as matters of detail for future method statements in s.8 Recommendations and the subject of planning condition in s.9 Compliance. It should also be noted, this point of contention involves a very low impact. The impacts to T89 from walls, paving etc. are similarly assessed and mitigated within the report, and we reject the objection that a more robust assessment is required.

At 2.7, the Review moves from the overscrupulous to the hypothetical, where leaf fall MAY (sic) be an issue... and there may be POSSIBLE impingement of root protection areas. The British Standard has always been intended as common-sense guidance, and these hypothesised issues constitute an overreach. Outside of the wilderness, there will always be some juxtaposition of nature and built form, and concomitant professions to accommodate them. As a point of interest, I note that T96 chestnut is observed / remarked upon here as a potential issue but overlooked at 2.2 as modifying the potential constraints of the omitted plane tree, suggesting some possible selectivity on the reviewer's part.

The review again makes much of the indicative planting proposals. We have not been directly involved in their production and would expect this to be designated to a future landscape architect under condition as a matter of detail. I can see there are several pinch points where more detailed consideration might be required at such time in terms of integrating with other trees present, but I do not honestly believe the provision of boundary planting is so in doubt as to warrant matters of detail being brought forward ahead of planning.

In a similar vein, we note that para 2.9 demands that the Arboricultural Method Statement be brought forward ahead of planning. This would fall under either Additional Information or Reserved Matters / Planning Conditions in Table B.1 of BS5837 and s.9 Compliance of our own report, reproduced below.

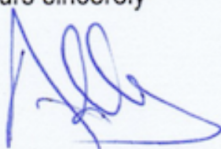
Table B.1 Delivery of tree-related information into the planning system

Stage of process	Minimum detail	Additional information
Pre-application	Tree survey	Tree retention/removal plan (draft)
Planning application	Tree survey (in the absence of pre-application discussions)	Existing and proposed finished levels
	Tree retention/removal plan (finalized)	Tree protection plan
	Retained trees and RPAs shown on proposed layout	Arboricultural method statement – heads of terms
	Strategic hard and soft landscape design, including species and location of new tree planting	Details for all special engineering within the RPA and other relevant construction details
Reserved matters/ planning conditions	Arboricultural impact assessment	
	Alignment of utility apparatus (including drainage), where outside the RPA or where installed using a trenchless method	Arboricultural site monitoring schedule
	Dimensioned tree protection plan	Tree and landscape management plan
	Arboricultural method statement – detailed	Post-construction remedial works
	Schedule of works to retained trees, e.g. access facilitation pruning	Landscape maintenance schedule
	Detailed hard and soft landscape design	

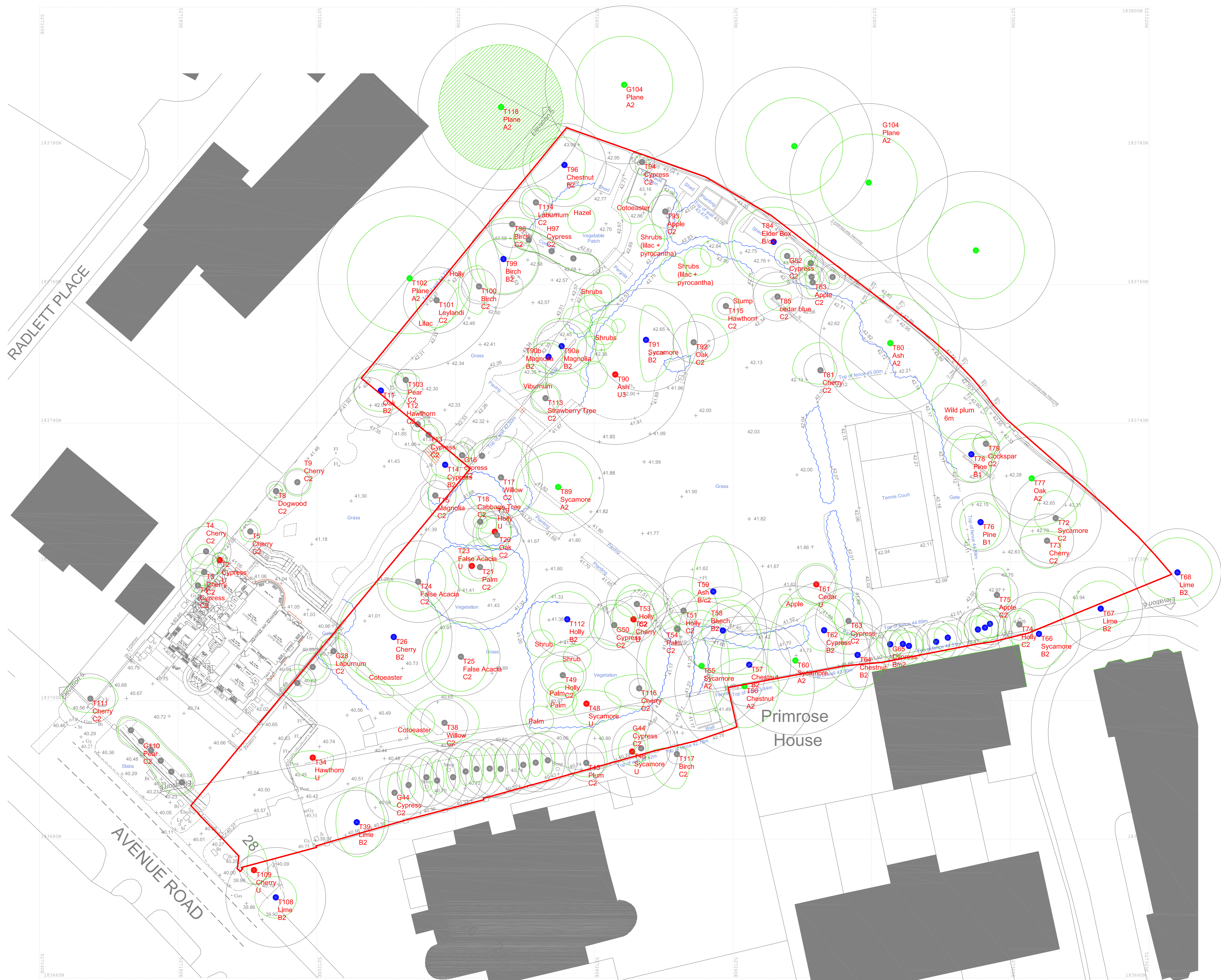
As with the indicative planting proposals, it is not clear why this additional information need be provided at this stage: the impacts involved are generally slight, relate more to landscape matters than buildings, and involve standard constructional variations as mitigation (e.g. low-invasive foundation design and no-dig paving). They simply require elaboration / specification as matters of detail at such time as the landscape proposals are finalised. The solutions are not in doubt or exceptional. Planning conditions exist for such reserved matters. There is a general recognition in planning that applicants should not be tasked with unreasonable burdens of detail where conditions will suffice.

To conclude, our report provides a compliant accompaniment to planning with a robust assessment of impacts and their mitigation. There are no substantive omissions in that assessment beyond the de minimus, with the plane tree at 1 Radlett Place serving as a primary example: I have included it on plan at Appendix 1 to oblige the reviewer but without material consequence. I have demonstrated where other moot omissions have been duly considered within the structure of the report and how that complies with the guidance in the relevant British Standard. The principal disagreement appears to lie in just how much detail should be specified or reserved before planning. My view is that a line must be drawn somewhere, and common sense should be our guide.

I trust the above provides sufficient assurance but please don't hesitate to contact me if further information is required.

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

Enc. App 1: Amended Tree Constraints & Impact Assessment Plans 02/09/21



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**NOTE:**  
 This survey is of a preliminary nature. The trees were inspected from the ground only on the basis of the Visual Tree Assessment method. No samples were taken for analysis. No decay detection equipment was employed. The survey does not cover the arrangements that may be required in connection with the laying or removal of underground services.

Branch spread in metres is taken at the four cardinal points to derive an accurate representation of the crown.

Root Protection Areas (RPA) are derived from stem diameter measured at 1.5 m above adjacent ground level (taken on sloping ground on the upslope side of the tree base).

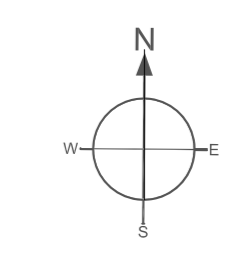
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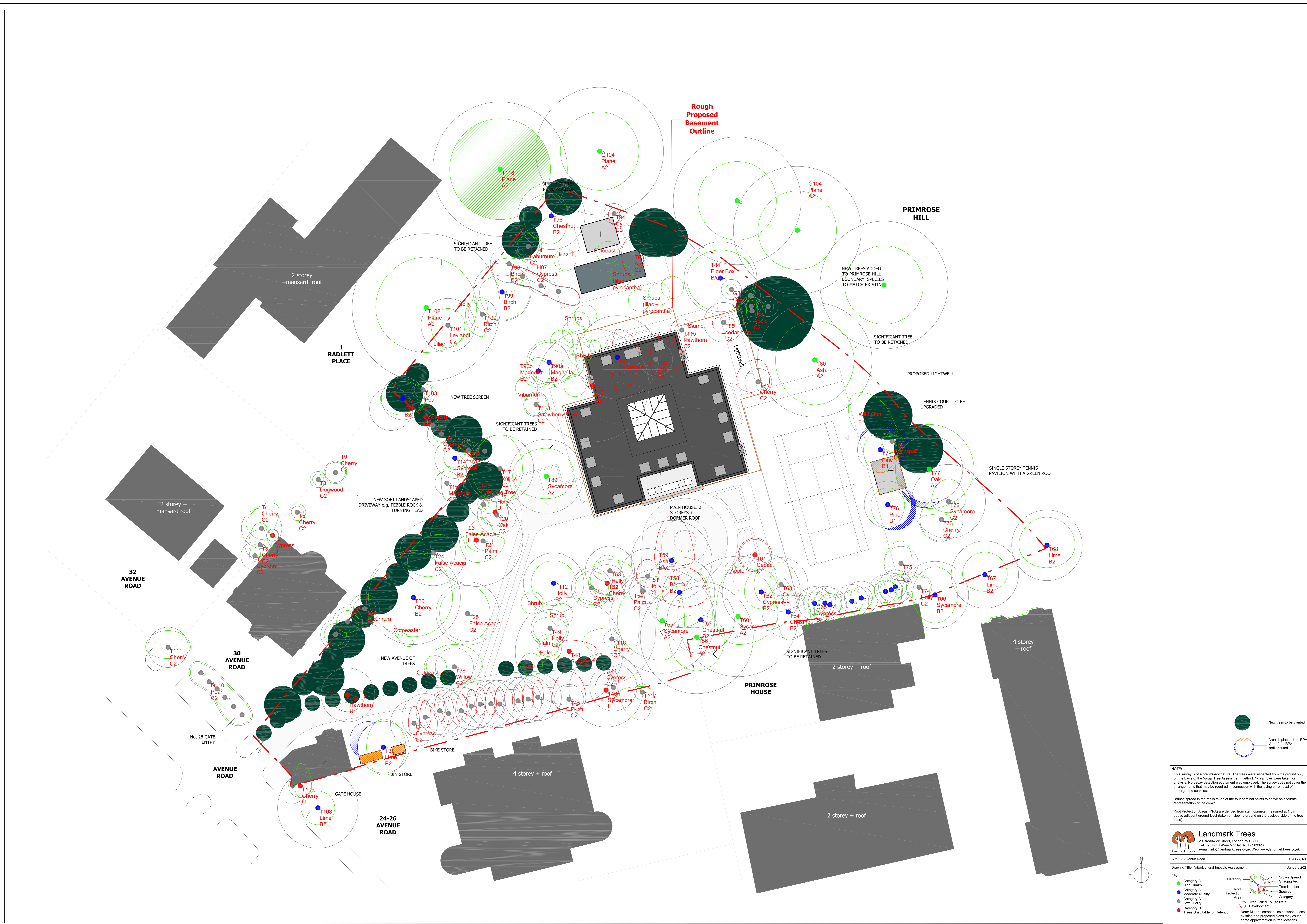
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Site: 28-30 Avenue Road 1:200 @ A0  
 Drawing Title: Tree Constraints Plan February 2020

**Key:**

● Category A High Quality	○ Category B Moderate Quality	○ Category C Low Quality	○ Category U Trees Unsuitable for Retention
○ Crown Spread Shading Arc	○ Tree Number	○ Species	○ Tree Position Approximate (not shown on original survey)





- New trees to be planted
- Area displaced from RPA Area from RPA redistributed

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Site: 28 Avenue Road 1200@ A0  
 Drawing Title: Arboricultural Impacts Assessment January 2021

**Key:**

- Category A High Quality
- Category B Moderate Quality
- Category C Low Quality
- Category U Trees Unsuitable for Retention
- Crown Spread
- Shading Arc
- Tree Number
- Species
- Protection Area
- Tree Felled To Facilitate Development

Note: Minor discrepancies between bases in existing and proposed plans may cause some approximation in tree locations

