

TREE PROJECTS

PROFESSIONAL & TECHNICAL ARBORICULTURE

27th October 2021

Basement Design Studio
Suite 17, Maple Court
Grove Park
White Waltham
Berkshire SL6 3LW

Dear Mr Wiseman,

Re: 33 ½ Mill Lane, London NW6 1NZ – Planning Application - Trees Support Statement

Further to my instruction, I have visited 33 ½ Mill Lane to record and assess trees in connection with proposed basement formation works illustrated within your proposed planning set Ref 21-021-2 dated September 2021. I attach a tree schedule and plan, prepared with reference to BS 5837:2012, describing a planning significant London Plane tree that stands within the rear garden of 14 Hillfield Road.

Number 33 ½ Mill Lane is of recent construction and was permitted by Camden Council planning reference 2012/1840/P. The property was built to replace garages on land that appears to have once comprised the rear garden of 18 Hillfield Road.

Interposed between 33 ½ Mill Lane and the London Plane tree, stands the residence 33G Mill Lane. This property also appears to be of recent construction and stands within what would have been the rear garden of 16 Hillfield Road. I have reviewed documents on the Camden Council's planning portal and believe construction of 33G was permitted by way of conditional planning permission 2010/5732/P. From my examination of the documents it appears that 33G supersedes a garage unit and, significantly, that there was a retaining wall along the boundary of that property and where the tree stands at number 14 Hillfield Road. This wall was judged to have isolated roots from the London Plane tree, preventing their spread into 33G and for this reason, as no harm would befall the London Plane, permission 2010/5732/P was granted, i.e. it was reasonable to deviate from the standard modelling of root protection area as a circle centred upon a tree because there was a physical impediment to root growth presented by the retaining wall. This analysis prevailed in the thread leading to grant of permission to construct the subject property no 33 ½ Mill Lane within 2012/1840/P

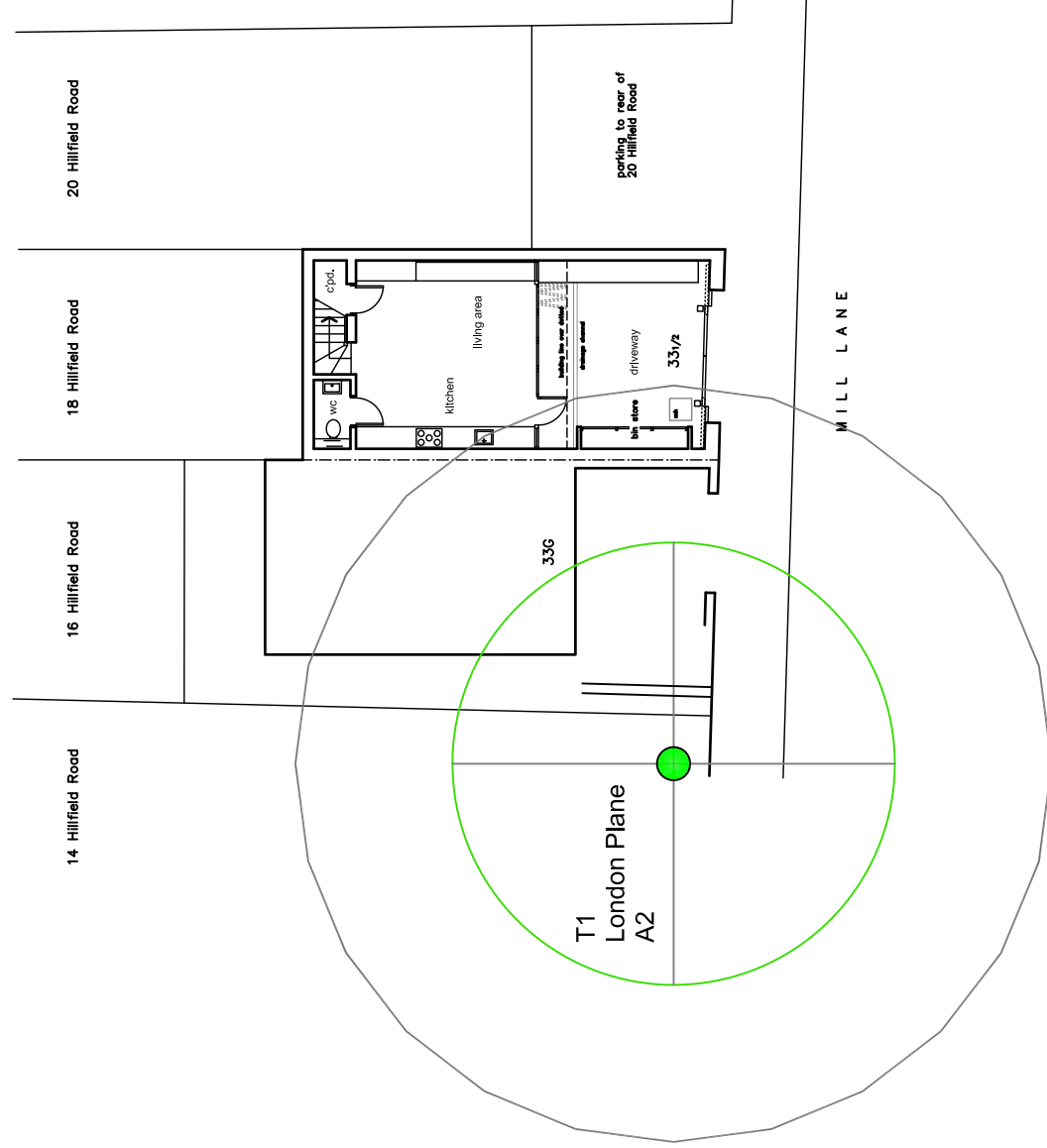
It is with reference to the above, and to my observation during my site visit that the London Plane described appears to be in reasonable condition, that I conclude that the roots of the London Plane were indeed contained as per the analysis through planning permissions 2010/5732/P and 2012/1840/P. For this reason the proposals to form a basement beneath 33 ½ Mill Lane has no arboricultural implications and, therefore the tree described should not be considered an impediment to an otherwise acceptable scheme

Yours sincerely,

Nick Bentley,

HNDH, RFS Cert Arb.

	Tree Projects BS 5837 Survey to 33.5 Mill Lane																							
	Date 27th October 2021																							
Ref	Common	Latin Name	DBH	Stem Cnt	Height	Low Crown	Nth	Sth	East	West	Age	Life Exp	Condition	BS Cat	Comments	RPA M2	RPA radius							
1	London Plane	Platanus X hispanica	850	1	19	5	6	6	6	6	6M	20+	Good	A2	Tree planted on raised ground 1.2m above pavement level. Development at 33g has retaining wall aprox 500mm inboard from boundary line.	326.9	10.2							



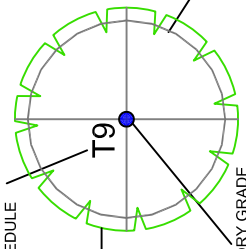
SCALE BAR



KEY

TREE TAG NUMBER TO CROSS
REFERENCE TO ARB REPORT
AND TREE SCHEDULE

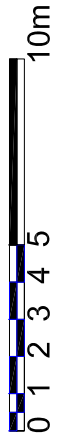
TREE CROWN
SPREAD



TREE ROOT
PROTECTION
AREA

TREE CATEGORY GRADE
COLOUR; SEE TREE
SCHEDULE NOTES

SCALE BAR



TREE SCHEDULE PLAN

33 1/2, Mill Lane, London NW6 1NZ

TREE PROJECTS

THE MAISONETTE, 22d OLD PARK AVENUE
LONDON SW12 8RH

27th October 2021

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DO NOT DIRECTLY SCALE- USE PROVIDED
MEASUREMENTS / SCALE BAR OR REFER TO
ARBORICULTURIST