Arboricultural Impact Assessment

Mr M Wood

28 Redington Road, Hampstead, NW3 7RB

Ref:	20-3472
Version:	1
Date:	23rd July 2020
Author:	Stephen Westmore BSc (Hons), MSc, MArborA, MICFor
Position:	Senior Arboricultural Consultant

Arboriculture | Ecology | Forestry & Woodland Management | Landscape & Green Infrastructure | Minerals & Waste Restoration

Northamptonshire Office
7-8 Melbourne House
Corbygate Business Park
Weldon, Corby
Northamptonshire
NN17 5JG

01536 408 840
info@lgluk.com

www.lgluk.com

Oxfordshire Office
Greystones House
Burford Road
Chipping Norton
Oxfordshire
OX7 5UY

01608 656 167
info@lgluk.com

www.lgluk.com

DOCUMENT CONTROL SHEET

Arboriculture Project Team	
Andy Poynter FArborA, MICFor, MCIHort, CEnv	Principal Arboricultural Consultant
Stephen Westmore BSc (Hons), MSc, MArborA, MICFor	Senior Arboricultural Consultant
Marie Allcoat	Project Administrator

REVISION HISTORY

Rev	Description of change	Date	Initials
1	Original draft	23.07.2020	SW

EXECUTIVE SUMMARY

Lockhart Garratt has been instructed to provide an assessment of the potential impact on the existing tree stock from a development proposal at 28 Redington Road in Hampstead. The proposal has been submitted to Camden Council (Ref: 2019/6407/P) and additional arboricultural information is required to satisfy validation requirements.

The proposal is for the part-demolition, part-renovation and extension of an existing derelict property, with associated hard and soft landscaping.

A tree survey was undertaken at the site in accordance with the guidelines provided in BS5837 (2012) *Trees in relation to design, demolition and construction – Recommendations.* This survey identified a total of 38 trees and 5 groups. These trees have been categorised as follows:

- 6 of good arboricultural quality (Category A)
- 8 of moderate arboricultural quality (Category B)
- 20 of low arboricultural quality (Category C)
- 9 of poor arboricultural quality (Category U)

The submitted proposal will not require the removal of any trees.

Facilitation pruning will be required to four trees (T1, T7, T8 and G35) to enable sufficient space during the demolition and construction process.

All retained trees within, or directly adjacent to the site, will be protected through tree protective fencing. Specific demolition and construction measures will be required to ensure that retained trees remain free from harm throughout the development phases.

Indicative replacement planting has been proposed to strengthen the front and rear gardens of the property.

No ancient woodland, ancient or veteran trees has been proposed for removal. Those trees of highest arboricultural quality (including a single veteran tree), and thus important landscape, historic, cultural and ecological benefit will be retained and protected in accordance with BS5837:2012 recommendations. Furthermore, this includes trees that contribute to the appearance and quality of the Conservation Area. The scheme also indicates replacement planting to supplement the existing trees stock. As such, in arboricultural terms, the scheme complies with both National and Local Planning Policy.

TABLE OF CONTENTS

Attachments

Description	Reference	Version
Tree Schedule	20-3473	1
Tree Constraints Plan	20-3474	1
Arboricultural Impact Plan	20-3475	1
Tree Protection Plan	20-3476	1

PURPOSE OF DOCUMENT

This report has been commissioned to provide an assessment of the trees at 28 Redington Road in Hampstead in accordance with the guidelines provided by BS5837:2012 *Trees in relation to design, demolition and construction – Recommendations*.

It consists of:

- **A Tree Survey** that records all relevant information about the trees on or adjacent to the site that may be impacted by the proposals. This includes a Tree Constraints Plan that shows the location of the trees on the site irrespective of any development considerations.
- **An Arboricultural Impact Assessment** to consider the impact that the development proposal may have on the trees. It provides details of how any adverse impact will be mitigated (including indicative protection measures) and includes an **Arboricultural Impact Plan**. This shows the location of the trees in relation to the proposed development and the above and below ground constraints posed by the trees. It will also show an illustration of the recommended tree protection measures on a **Draft Tree Protection Plan**.

The purpose of this report is to demonstrate how the tree constraints have been considered in the design and layout of the site. It also provides the local authority (Camden Council) with the necessary information to assess the tree issues associated with the planning application.

1. INTRODUCTION

Instruction

1.1 Written instruction was received from Mr M Wood on 8th July 2020 to undertake a tree survey and to prepare an Arboricultural Impact Assessment to supplement a full planning application that was registered with Camden Council (Ref: 2019/6407/P) on 30th January 2020 for the redevelopment of the existing property within the site.

Site Description

1.2 The site is located off Redington Road and consists of a derelict property with associated access and off-street parking.

1.3 The majority of trees are associated with the rear garden of the property, which are generally mature in nature and diverse in species composition. The rear garden also consists of dense bramble and scrub. There are mature trees within the property frontage and also within gardens of neighbouring sites.

Caveats and Limitations

1.4 While all reasonable efforts have been made to identify defects in the subject trees, the statements made in this report do not take into account the effects of extreme weather events, vandalism or accidents, or changes to the site that may affect trees that have taken place since the date of the survey.

1.5 While the author warranties that the survey has been undertaken in accordance with industry best practice recommendations and guidance, no warranty is provided in relation to changes to the site that occur after the date of the survey that may have an impact on the tree stock present at the time of the survey.

1.6 The comments and observations made within this report will cease to be valid either within two years of the date of the survey (unless specifically stated elsewhere within the report), or when site conditions change or any works to trees take place that have not been specified within this report, whichever is the sooner.

1.7 The survey has been undertaken with the benefit of a topographical survey plan (Ref: 1384) prepared by Mobile CAD Surveying in August 2015. The location of all trees, hedges and groups detailed in this report have relied upon the detail provided in this survey and no warranty is given by Lockhart Garratt as to the accuracy of this data.

1.8 This survey has been limited to identifying arboricultural features within the site. It therefore does not include any ecological assessment or landscape appraisal of trees, groups, woodlands or hedges beyond the scope of BS5837.

1.9 Tree works in accordance with the Section 211 notice (Camden Council Ref: 2020/1786/T) were being undertaken on 15th July 2020. As such, all trees within the site, regardless of approval for removal, were recorded during the survey. It is acknowledged that these trees may subsequently be removed during the determination stage and therefore have been appropriately identified within the attached Schedule and Plans.

2. TREE SURVEY AND CONSTRAINTS

Scope

2.1 The survey has been carried out in accordance with the recommendations laid down by BS5837:2012 *Trees in relation to design, demolition and construction - Recommendations*.

2.2 The information collected during the survey has been used to assist in the preparation of a report to accompany a planning application. This report includes:

- A schedule of the relevant trees to include basis data and condition assessment;
- A Tree Constraints Plan (TCP) that provides illustrative information on the constraints posed by trees to any development proposal; and
- An appraisal of the impact that the proposed development may have on the trees and the resulting impact this may have on the local amenity.

Tree Survey

2.3 A tree survey was undertaken on 15th July 2020 by Steve Westmore.

2.4 A copy of the recorded data can be seen in the tree schedule attached to this report.

2.5 The tree survey considered all trees that have the potential to be impacted by any development proposals. This included trees that are outside the application boundary, but within influencing distance. The extent of the tree survey has been marked on the TCP.

Tree Constraints

2.6 The above ground constraints posed by canopy spread are plotted as a continuous line around the tree, shown and hatched in the corresponding BS5837 retention category colour.

2.7 The below ground constraints posed by the Root Protection Area (RPA) have been plotted as a magenta line with the text RPA inscribed.

2.8 A summary of the assessment of the quality of trees, groups of trees, hedges and woodlands that have been identified on the site is summarised in Table 1.

Table 1: An overview of the quality of trees on the site

	Category A	Category B	Category C	Category U	Total
Trees	6	7	18	7	**38**
Groups	0	1	2	2	**5**
Total	**6**	**8**	**20**	**9**	**43**

2.9 Full details of the assessment criteria for the tree survey can be found in Appendix 1.

2.10 A number of trees have had their RPAs offset to account for existing built form and topography, such as building foundations and retaining walls. For ease of reference, these are as follows: T1, T3, T4, T5, T6, T7, T8, T9, T10 and T11.

Soils

2.11 An online search has been undertaken with the Geology of Britain[1] viewer to provide a summary of the geological materials that underlie the site. This show:

- Bedrock: Claygate Member – Clay, silt and sand.
- Superficial deposits: None recorded.

Statutory Considerations

2.12 A search has been undertaken on the Local Planning Authority (LPA) website[2] to determine the presence or otherwise of Tree Preservation Orders (TPOs) or Conservation Areas.

2.13 The search confirms that the site is within Redington/Frognal Conservation Area.

2.14 Furthermore, the LPA do not keep online records of TPOs. However a review of planning history associated with the site confirms that four trees within the site are subject to a TPO. These have been summarised in Table 2 below:

Table 2 – Planning History Search Results

Survey Reference Number	Species	TPO Reference
T1	Copper Beech	TPO/5H/T60
T7	Common Beech	TPO/C847/2009
T8	Common Beech	TPO/C847/2009
T10	Common Beech	TPO/C847/2009

2.15 No direct communication has been made by Lockhart Garratt with the LPA to confirm the details above.

National and Local Planning Policies

National Planning Policy Framework 2019

2.16 National Planning Policy is currently defined by the National Planning Policy Framework (NPPF). This provides the most current and up to date planning guidance.

2.17 At the heart of the NPPF is a presumption in favour of sustainable development, and specifically states that for decision making, the LPA should be approving development proposals that accord with the development plan without delay.

2.18 Section 15 of the NPPF recognises the importance of conserving and enhancing the natural environment, and specifically acknowledges the role of trees and woodland in the provision of natural capital and ecosystem services.

2.19 It further acknowledges the importance of ancient woodlands and veteran trees for habitats and biodiversity and requires that planning consent should be refused where development

[1] http://mapapps.bgs.ac.uk/geologyofbritain/home.html?
[2] http://camdocs.camden.gov.uk/HPRMWebDrawer/PlanRec?q=recContainer:%222020/1786/T%22

schemes require the removal of such features unless there are wholly exceptional reasons, stating that:

> *"development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists." (Paragraph 175, c)*

2.20 Where the LPA does not have a development plan or the development plan is out of date, the LPA should grant planning consent insofar as the development proposals do not breach the NPPF.

Local Planning Policy

2.21 The site is located within the boundary of the Camden Council planning authority. The LPA has a statutory obligation to ensure that provision is made for the protection of trees through section 197 of the Town and Country Planning Act (1990). Camden Council has prepared a specific development plan which includes trees and the natural environment. This plan is Camden Local Plan (2017).

2.22 Also of note is that Camden Council have prepared Supplementary Planning Guidance in regards to trees which sets out the Local Authorities expectations of how trees will be considered as part of any development proposals.

2.23 Furthermore, the London Plan (March 2016) and emerging New London Plan (2017), which sets out the spatial development strategy for London applies to the site.

2.24 A review of these plans has been undertaken to assist design and layout of the site. This has ensured that the existing trees on site have been considered in the context of planning policy and have influenced the design proposals submitted as part of this application.

Camden Local Plan (2017)

2.25 The relevant policies to this development proposal are Policy A3 – Biodiversity and Policy D2 - Heritage.

2.26 Full details of these policies are contained within Appendix 2.

London Plan (March 2016)

2.27 The relevant policy to this development proposal is Policy 7.21 – Trees and Woodlands.

2.28 Full details of this policy are contained within Appendix 3.

Emerging New London Plan (2017)

2.29 The relevant policy to this development proposal is Policy G7 – Trees and Woodlands.

2.30 Full details of this policy are contained within Appendix 4.

2.31 These policies have formed the basis of this design proposal to ensure that those trees of most significant arboricultural quality have been considered as part of the design process and incorporated within the scheme.

3. ARBORICULTURAL IMPACT ASSESSMENT

Design Principles

3.1 The development proposal submitted as part of this application has been directly and indirectly influenced by the existing tree cover on site.

3.2 The default position has been that no buildings will be sited within the tree canopy or root protection area of any retained tree.

Development Proposal

3.3 The development proposal is for replacement of north-westerly extension including new windows at ground floor on northwest elevation; alteration and enlargement to south-eastern wing to include first floor extension; rebuild and extend rear extension to include lantern rooflight; enlargement of 2nd floor including raising height of rear gable, erection of two dormers and rooflights to north west elevation; removal and relocation of chimneys; solar panels to rear roof and glazed balustrade to 3rd floor roof terrace; alteration and enlargement of front porch including limestone cladding and alteration to front steps and door; excavation of lower ground floor level to lower by 0.5m and excavation of front lightwell; alterations to windows, ground floor bay and erection of balcony at first floor level, all on the rear elevation; erection of entrance gates and railings to existing garden wall; and alterations to landscaping.

3.4 This report has relied upon the following drawings and documents that have been prepared as part of this planning application:

Provider	Reference	Title	Date Provided
Mobile CAD Surveying	1384	Topographical Survey	10.07.20
Thomas Croft Architects	28RR-401	Proposed Ground Floor Plan	09.07.20
Thomas Croft Architects	28RR-400	Proposed Basement Plan	09.07.20
Thomas Croft Architects	28RR-420	Proposed Front Elevation	09.07.20
Thomas Croft Architects	28RR-421	Proposed Rear Elevation	09.07.20
Thomas Croft Architects	28RR-422	Proposed North West Elevation	09.07.20
Thomas Croft Architects	28RR-423	Proposed South East Elevation	09.07.20
Jinny Blom	N/A	Landscape Concept Design	09.07.20

Arboricultural Impacts

3.5 The Arboricultural Impacts from this development proposal are graphically presented in the Arboricultural Impact Plan (AIP) that is attached to this report.

3.6 The AIP helps to identify:

- Trees that have the potential to be impacted by the design proposal;
- Trees that are to be removed; and
- Trees that require facilitation pruning.

Tree Removals

3.7 No trees require removal to deliver this design proposal,

3.8 It should be noted, that it is expected that those trees (T3, T4 and T9) following the Section 211 notice (Ref: 2020/1786/T) will be removed prior to construction. As such, these trees have not been considered further within this report and are not identified for removal within this report or associated plans.

Tree pruning or other remedial works

3.9 A total of three trees and one group of trees (T1, T7, T8 and G35) requires facilitation pruning. This is summarised in Table 3 below and the reference number has been colour coded in accordance with the BS5837 retention category.

Table 3 - Tree Pruning

Tree Number	Pruning
T1	A crown lift to 3.5m above ground level to the eastern canopy will be required to facilitate machinery access during demolition and construction phases.
T7	A crown reduction of 2-3m will be required to the southern and western canopy to facilitate sufficient space to enable the redevelopment works.
T8	A crown reduction of 2-3m will be required to the southern canopy to facilitate sufficient space to enable the redevelopment works.
G35	Target pruning of overhanging limbs of the southern canopy of this group will be require to facilitate sufficient space to enable the redevelopment works. Pruning will be limited back to the boundary line.

3.10 Pruning will be limited to secondary branches and no primary limbs require removal to facilitate the necessary clearances.

Trees to be retained

3.11 All trees within the site, excluding two trees proposed for removal due to poor health discussed earlier in this report, will be retained as a direct result of this scheme.

Arboricultural Impact Assessment

The impact of Demolition

T7, T8, T9, T10 & T11

3.12 A low-level wall to the east and south of T7, T8, T9, T10 and T11 will require removal as a direct result of this scheme. This wall is situated directly adjacent the tree stems and is in a state of disrepair.

3.13 No details of the walls foundations have been provided as part of this assessment, however the removal of this wall is likely to improve the overall rooting environment of these trees, and minimise the chance for physical conflict from the stems and buttress roots as the trees continue to mature.

3.14 The demolition of this wall will need to be undertaken using hand tools (wherever possible) to ensure that any foundations can be removed without damaging the rooting environment of these trees. A pneumatic breaker will likely be required to remove the foundations.

3.15 Furthermore, a derelict water feature and retaining wall between the patio and rear garden will need to be removed from the northern extent of the patio. The topographical survey identifies a secondary retaining wall to the north of the existing retaining wall, albeit this is not visible above ground. Due to the presence of this wall it is anticipated this will have impacted the rooting environment of the neighbouring trees and will have restricted root growth in this part of the site. Consequently, the removal of these features will not have an adverse impact on the adjacent trees. However, similarly to the above, the demolition works will need to be undertaken using hand tools to not only minimise the impact to the rooting environments but any roots that are identified during the excavation process.

3.16 Based on the above, the removal of two walls and water feature will have minimal adverse impact on these trees and is more likely to improve the rooting environments, provided that specific protection measures are adopted during the demolition and removal process.

The Impact of Buildings

T7, T8 & T9

3.17 The extension of the rear elevation will involve the construction of new foundations within the RPAs of T7, T8 and T9. Based on the location and age of the trees it is considered that the boundary retaining wall to the north and existing building to the south, will have restricted root growth and as such the RPA has been offset. This means that the majority of the rooting environments of these trees is beneath the existing patio area. This has been illustrated on the accompanying arboricultural plans.

3.18 The total area of encroachment into the RPA (including sufficient working space to enable construction of foundations) of these trees is as follows:

- T7: 8m^2. This equates to approximately 5.5% of total RPA area.
- T8: 8m^2. This equates to approximately 7% of total RPA area.
- T9: 5m^2. This equates to approximately 6% of total RPA area.

3.19 Due to the extent of the encroachment and existing building structure, mitigation measures such as piled and raft foundations are not a realistic option. However, assuming that the remainder of the existing rooting environment remains free from harm, as discussed in following report sections, the overall impact to these trees will be minimal and not adversely affect the overall longevity.

The Impact of Structures (retaining walls)

3.20 The existing boundary wall adjacent Redington Road will be replaced. This is directly adjacent T1, G2, T3 and T4 (albeit T3 and T4 are due for removal under Section 211 consent). As the existing wall has restricted root growth towards Redington Road, the construction of a new retaining wall will need to be undertaken with minimal impact to the rooting environment of these trees and avoiding destabilising the trees. This will require temporary stabilising techniques during the demolition and construction process.

3.21 Wherever possible existing foundations will be utilised, however, if this cannot be achieved the foundations should be removed using hand tools (wherever possible). A pneumatic breaker will likely be required to remove the foundations. Any new foundations should be

constructed to avoid damage to any exposed roots and plinths used to span gaps where tree roots are present.

3.22 Provided specific demolition and construction techniques are adopted the overall impact to these trees will be minor.

The Impact of Surfaces (permanent and temporary)

T1

3.23 The existing hard surfacing to the front of the property will be redesigned in accordance with the Landscape Concept (Jinny Blom). This will involve the removal of part of a small retaining wall to the east of T1 and construction of steps to a 'welcome area' and extension of steps to the property front door.

3.24 The total area of encroachment into the RPA of T1 is 35m^2 (10% of the total RPA area). Due to the existing site levels there are no suitable mitigation measures for the construction of the new steps. Furthermore, the removal and replacement of the low retaining wall cannot be undertaken without excavation of the existing ground surface. However, as the majority of the remaining encroached area is already subject to existing hard surfacing, the existing subbase will be retained to minimise the impact to the rooting environment of this tree. The finished wearing layer will consist of a porous medium to ensure that air and water can filter into the underlying soil.

3.25 The overall impact to this tree is considered minor, as long as the remainder of the RPA remains free from harm, and the proposed works are unlikely to have a detrimental impact on the long-term health of this tree.

T7, T8, T9, T10 & T11

3.26 The patio to the rear of the property is to be redeveloped into a rear terrace area and provide a link to the transition area between the property and rear garden/'woodland area'.

3.27 While the majority of the rooting environments of T7, T8, T9, T10 and T11 are beneath the patio area, the existing subbase will be retained and reused to minimise the impact. Where necessary, this will be repaired, but this will not involve excavations into the underlying rooting environments. The finished wearing layer will consists of block paving which will provide a porous medium to allow the continued filtration of air and water into the underlying soil.

3.28 As such, the impact from redevelopment of this area will not have an adverse impact on the longevity of these trees.

Impact of Underground Services

3.29 No details of underground services have been provided as part of this assessment and therefore it is assumed that existing services will be utilised.

Principles of Protection of Retained Trees

3.30 The successful retention of those trees that will remain on the site will be dependent upon the quality and maintenance of any protection system that is put in place.

3.31 Indicative tree protection measures have been considered within this report and are graphically presented in the Draft Tree Protection Plan (TPP).

3.32 The following principles for the protection of retained trees will be adopted by the developer during the construction of the new properties:

- All retained trees will be protected by fencing that will form a construction exclusion zone (CEZ). The fencing has been indicated on the TPP by a dashed black line with the orange diagonal hatching showing the CEZ.
- There will be no storage of materials, or access for construction workers or machinery within any CEZ.
- There will be no level changes within a CEZ.
- There will be no excavation within a CEZ. All utilities and underground services will be located outside the CEZ or tap into existing service routes.
- Any storage or mixing station located outside of a CEZ will be located in a place that minimises the risk of contaminated runoff entering the CEZ and damaging the rooting environment. This may be achieved by using a non-permeable membrane on the ground, surrounded by sandbags to contain any spillage.
- There will be no fires within a CEZ.
- There will no use of herbicides within CEZ.
- A retained Arboricultural Clerk of Works (ACoW) will be required to supervise areas where demolition or construction are required within the RPAs of retained trees.

3.33 It is anticipated that an Arboricultural Method Statement will be required as a condition of any planning consent to provide detail of how the necessary tree protection can be implemented.

3.34 The processes of construction are highly unlikely to have a detrimental effect upon the health of the retained trees assuming tree protection recommendations made in this report are adhered to at all times by the contractors.

Other Considerations

Landscaping

3.35 Indicative landscaping plans in the form of a Landscape Concept Design have been prepared as a separate document to support this proposal. This identifies an improvement to the property frontage, supplementing the existing treed vista, along Redington Road to create a ‘welcome area’. Furthermore, the intention is to supplement the rear garden to create a ‘woodland area’ for exploration while improving the sub-canopy composition and ground cover.

Planning Policy Impact

3.36 National and local planning policy has formed the basis of the design proposal, to ensure that those trees of most significant arboricultural quality are retained and incorporated within the scheme. Furthermore, specific aspects of policy have been considered and these are as follows:

- No trees that are proposed for removal are of ancient or veteran status (NPPF & Emerging Policy G7);
- Those trees of highest arboricultural quality and thus important landscape, historic, cultural or ecological value have been retained (Policy A3, Policy D2 & Policy 7.21);
- Those trees that are to be retained will be protected in accordance with BS5837:2012 recommendations (Policy A3 & Emerging Policy G7);
- Indicative supplementary planting has been considered as part of this proposal (Policy A3 & Emerging Policy G7); and
- Trees that contribute to the character and appearance of the Conservation Area will be retained and protected (Policy D2).

3.37 As such, in arboricultural terms, the scheme complies with both National and Local Planning Policy.

4. REFERENCES & BIBLIOGRAPHY

British Standards Institution (2012) *BS5837: Trees in relation to design, demolition and construction – recommendations*. London: BSI

British Standards Institution (2010) *BS3998: Tree Works – recommendations.* London: BSI

Ministry of Housing, Communities and Local Government (2019). *The National Planning Policy Framework*. London: HMSO.

Mapapps.bgs.ac.uk. (2020). *Geology of Britain viewer* | British Geological Survey (BGS). [online] Available at: http://mapapps.bgs.ac.uk/geologyofbritain/home.html? [Accessed: 17th July 2020].

Camden Council (2020). 2019/6407/P – Redevelopment of existing property. [online] Available at: https://planningrecords.camden.gov.uk/Northgate/PlanningExplorer/Generic/StdDetails.aspx?PT=Planning%20Applications%20On-Line&TYPE=PL/PlanningPK.xml&PARAM0=530398&XSLT=/Northgate/PlanningExplorer/SiteFiles/Skins/camden/xslt/PL/PLDetails.xslt&FT=Planning%20Application%20Details&PUBLIC=Y&XMLSIDE=/Northgate/PlanningExplorer/SiteFiles/Skins/camden/Menus/PL.xml&DAURI=PLANNING [Accessed 17th July 2020].

Camden Council (2020). TPO Application – 2020/2403/T (Refused). [online] Available at: https://planningrecords.camden.gov.uk/Northgate/PlanningExplorer/Generic/StdDetails.aspx?PT=Planning%20Applications%20On-Line&TYPE=PL/PlanningPK.xml&PARAM0=546138&XSLT=/Northgate/PlanningExplorer/SiteFiles/Skins/camden/xslt/PL/PLDetails.xslt&FT=Planning%20Application%20Details&PUBLIC=Y&XMLSIDE=/Northgate/PlanningExplorer/SiteFiles/Skins/camden/Menus/PL.xml&DAURI=PLANNING [Accessed: 17th July 2020].

Camden Council (2020). Section 211 Application – 2020/1786/T (No objection). [online] Available at: https://planningrecords.camden.gov.uk/Northgate/PlanningExplorer/Generic/StdDetails.aspx?PT=Planning%20Applications%20On-Line&TYPE=PL/PlanningPK.xml&PARAM0=541799&XSLT=/Northgate/PlanningExplorer/SiteFiles/Skins/camden/xslt/PL/PLDetails.xslt&FT=Planning%20Application%20Details&PUBLIC=Y&XMLSIDE=/Northgate/PlanningExplorer/SiteFiles/Skins/camden/Menus/PL.xml&DAURI=PLANNING [Accessed: 17th July 2020].

Camden Council (2017). Camden Local Plan (2017). [online] Available at: https://www.camden.gov.uk/documents/20142/4820180/Local+Plan.pdf/ce6e992a-91f9-3a60-720c-70290fab78a6 [Accessed: 17th July 2020].

Camden Council (2018). Camden Planning Guidance – Trees (2018). [online] Available at: https://www.camden.gov.uk/documents/20142/4823269/Trees+CPG.pdf/d8724d18-1cc6-d07e-c3d9-61e6f734bc20 [Accessed 17th July 2020].

Greater London Authority (2016). London Plan (March 2016) – The Spatial Development Strategy for London Consolidated with alterations since 2011. [online] Available at: https://www.london.gov.uk/sites/default/files/the_london_plan_2016_jan_2017_fix.pdf [Accessed: 17th July 2020].

Greater London Authority (2017). Emerging New London Plan (2017). [online] Available at: https://www.london.gov.uk/sites/default/files/new_london_plan_december_2017.pdf [Accessed: 17th July 2020].

5. APPENDICES

Appendix 1: Tree Survey Criteria (BS5837:2012)

5.1 The assessment of the trees has been carried out in accordance with the guidance provided in paragraph 4.4.2.6 of BS5837 which recommends that:

> **4.4.2.6** The measurement conventions should be as follows.
>
> a) height, crown spread and crown clearance should be recorded to the nearest half metre (crown spread should be rounded up) for dimensions up to 10 m and the nearest whole metre for dimensions over 10 m;
>
> b) stem diameter should be recorded in millimetres, rounded to the nearest 10 mm (0.01 m);
>
> c) estimated dimensions (e.g. for off-site or otherwise inaccessible trees where accurate data cannot be recovered) should be clearly identified as such (e.g. suffixed with a "#").

Plate 1 - Source: BS5837 (2012) p.7

5.2 All observations were made from ground level, without detailed investigation with regard to the general condition of the tree.

5.3 Trees that are located outside of the application boundary (red line) to a distance of 15m have been considered as part of this survey and have been annotated on the accompanying plan as such.

5.4 The trees are categorised in an order defined in **Table 1** of BS5837, a copy of which can be seen below in **Figure 1**, but which can be summarised as:

- **A Category** Trees of high quality and value in such a condition as to be able to make a substantial contribution for a minimum of 40 years.
- **B Category** Trees of moderate quality and value in such a condition as to make a significant contribution for a minimum 20 years.
- **C Category** Trees of low quality and value currently in adequate condition able to remain until new planting can be established. These trees are expected to remain for a minimum of 10 years. It also includes young trees with a stem diameter less than 150mm measured at 1.5 metres above ground level.
- **U Category** Trees in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural or forestry management.

5.5 Additionally, BS5837 (2012) provides subcategories 1-3 within the category system outlined above which indicate the area(s) in which a tree or group retention value lies. Details of those subcategories is provided in Table 1 of BS5837, and a copy of this table is reproduced below:

Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)			Identification on plan
Trees unsuitable for retention (see Note)				
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	• Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) • Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline • Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality *NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.*			See Table 2
	1 Mainly arboricultural qualities	**2 Mainly landscape qualities**	**3 Mainly cultural values, including conservation**	
Trees to be considered for retention				
Category A **Trees of high quality** with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	See Table 2
Category B **Trees of moderate quality** with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects; including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality	Trees with material conservation or other cultural value	See Table 2
Category C **Trees of low quality** with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value	See Table 2

Plate 2 - Cascade chart for the quality assessment (Source: BS5837(2012) p.9)

Appendix 2: Camden Local Plan (2017) – Policies

"Policy A3 Biodiversity

The Council will protect and enhance sites of nature conservation and biodiversity. We will:

a. designate and protect nature conservation sites and safeguard protected and priority habitats and species;

b. grant permission for development unless it would directly or indirectly result in the loss or harm to a designated nature conservation site or adversely affect the status or population of priority habitats and species;

c. seek the protection of other features with nature conservation value, including gardens, wherever possible;

d. assess developments against their ability to realise benefits for biodiversity through the layout, design and materials used in the built structure and landscaping elements of a proposed development, proportionate to the scale of development proposed;

e. secure improvements to green corridors, particularly where a development scheme is adjacent to an existing corridor;

f. seek to improve opportunities to experience nature, in particular where such opportunities are lacking;

g. require the demolition and construction phase of development, including the movement of works vehicles, to be planned to avoid disturbance to habitats and species and ecologically sensitive areas, and the spread of invasive species;

h. secure management plans, where appropriate, to ensure that nature conservation objectives are met; and

i. work with The Royal Parks, The City of London Corporation, the London Wildlife Trust, friends of park groups and local nature conservation groups to protect and improve open spaces and nature conservation in Camden.

Trees and vegetation

The Council will protect, and seek to secure additional, trees and vegetation. We will:

j. resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value including proposals which may threaten the continued wellbeing of such trees and vegetation;

k. require trees and vegetation which are to be retained to be satisfactorily protected during the demolition and construction phase of development in line with BS5837:2012 'Trees in relation to Design, Demolition and Construction' and positively integrated as part of the site layout;

l. expect replacement trees or vegetation to be provided where the loss of significant trees or vegetation or harm to the wellbeing of these trees and vegetation has been justified in the context of the proposed development;

m. expect developments to incorporate additional trees and vegetation wherever possible.

Policy D2 Heritage

The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

Designated heritage assets

Designed heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

a. the nature of the heritage asset prevents all reasonable uses of the site;

b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;

c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and

d. the harm or loss is outweighed by the benefit of bringing the site back into use.

The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

Conservation areas

Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'.

In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas. The Council will:

e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;

f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;

g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and

h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.

Listed Buildings

Listed buildings are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. To preserve or enhance the borough's listed buildings, the Council will:

i. resist the total or substantial demolition of a listed building;

j. resist proposals for a change of use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and

k. resist development that would cause harm to significance of a listed building through an effect on its setting.

Archaeology

The Council will protect remains of archaeological importance by ensuring acceptable measures are taken proportionate to the significance of the heritage asset to preserve them and their setting, including physical preservation, where appropriate. Other heritage assets and non-designated heritage assets The Council will seek to protect other heritage assets including non-designated heritage assets (including those on and off the local list), Registered Parks and Gardens and London Squares. The effect of a proposal on the significance of a non-designated heritage asset will be weighed against the public benefits of the proposal, balancing the scale of any harm or loss and the significance of the heritage asset."

Appendix 3: London Plan (March 2016) – Policies

"POLICY 7.21 TREES AND WOODLANDS

Strategic

A) Trees and woodlands should be protected, maintained, and enhanced, following the guidance of the London Tree and Woodland Framework (or any successor strategy). In collaboration with the Forestry Commission the Mayor has produced supplementary guidance on Tree Strategies to guide each borough's production of a Tree Strategy covering the audit, protection, planting and management of trees and woodland. This should be linked to a green infrastructure strategy.

Planning decisions

B) Existing trees of value should be retained and any loss as the result of development should be replaced following the principle of 'right place, right tree'. Wherever appropriate, the planting of additional trees should be included in new developments, particularly large-canopied species.

LDF preparation

C) Boroughs should follow the advice of paragraph 118 of the NPPF to protect 'veteran' trees and ancient woodland where these are not already part of a protected site.

D) Boroughs should develop."

Appendix 4: Emerging New London Plan (2017) – Policies

"POLICY G7 TREES AND WOODLANDS

A *Trees and woodlands should be protected, and new trees and woodlands should be planted in appropriate locations in order to increase the extent of London's urban forest – the area of London under the canopy of trees.*

B *In their Development Plans, boroughs should:*

1. protect 'veteran' trees and ancient woodland where these are not already part of a protected site

2. identify opportunities for tree planting in strategic locations.

C *Development proposals should ensure that, wherever possible, existing trees of quality are retained [Category A and B trees as defined by BS 5837:2012]. If it is imperative that trees have to be removed, there should be adequate replacement based on the existing value of the benefits of the trees removed, determined by, for example, i-tree or CAVAT. The planting of additional trees should generally be included in new developments – particularly large-canopied species which provide a wider range of benefits because of the larger surface area of their canopy."*

LOCKHART GARRATT

Environmental Planning & Forestry Consultants

Northamptonshire
7-8 Melbourne House
Corbygate Business Park
Weldon,
Corby
Northamptonshire
NN17 5JG
Tel: 01536 408 840
info@lgluk.com
Email: info@lgluk.com
Website: www.lgluk.com

Oxfordshire
Greystones House
Burford Road
Chipping Norton
Oxfordshire
OX7 5UY

Tel: 01608 656 167
info@lgluk.com
Email: info@lgluk.com
Website: www.lgluk.com

AERIAL SURVEYING

SITE SURVEYING | SITE MONITORING | 3D MODELLING | ORTHOMOSAIC | DIGITAL SURFACE MAPPING

ARBORICULTURE

TREES & DEVELOPMENT| TREE RISK MANAGEMENT | TREES & THE LAW | EXPERT WITNESS

DIGITAL MAPPING & GRAPHIC DESIGN

DIGITAL REPRESENTATION AND GIS ANALYSIS | GRAPHIC DESIGN

ECOLOGY

HABITAT & SPECIES SURVEYS AND LICENSING | HABITAT CREATION, RESTORATION AND MANAGEMENT
STAKEHOLDER ENGAGEMENT | ECOLOGICAL IMPACT ASSESSMENT

FORESTRY & WOODLAND MANAGEMENT

FORESTRY MANAGEMENT ADVICE | OPERATIONAL MANAGEMENT | TIMBER SALES | GRANT APPLICATIONS
NEW WOODLAND DESIGN | CARBON | WOODLAND EVALUATION

LANDSCAPE & GREEN INFRASTRUCTURE

LANDSCAPE & VISUAL IMPACT ASSESSMENT | LANDSCAPE DESIGN & SPECIFICATION
LANDSCAPE MANAGEMENT PLANS | GREEN INFRASTRUCTURE PLANNING & DESIGN | EXPERT WITNESS

MINERALS & WASTE RESTORATION

PLANNING RATIONALISATION & STAKEHOLDER LIAISON | LAND SURVEY & MANAGEMENT PLANNING
COST ENGINEERED LANDSCAPE & HABITAT DESIGN | IMPLEMENTATION MANAGEMENT & CLERK OF WORKS
RESTORATION & AFTERCARE MANAGEMENT PLAN (RAMP) | SOIL SURVEY & ADVICE

Client:	Mr M Wood			**Reference:**	20-3473
Site:	28 Redington Road, Hampstead	**Surveyor(s):**	Steve Westmore	**Date of survey:**	15.07.20

Key to Notations

		Age Class		Definition		Category Grading		ERC	Sub category
Stem Dia:	Stem diameter (mm) at 1.5m above ground level	**Y**	Young	Trees that have not yet reached 1/3 of their expected mature height		**Category**		40+	**1 - Mainly Arboricultural**
C.C.	Height of crown clearance above ground level	**EM**	Early Mature	The stage in the life cycle of a tree between youth and maturity		**A**	High Quality & Value	20+	**2 - Mainly Landscape**
L.B.	Lowest branch height in meters	**M**	Mature	Close to full height and crown size		**B**	Moderate Quality & Value	10+	**3 - Mainly Cultural**
D.L.B.	Direction of Lowest Branch	**OM**	Over Mature	Close to full height and crown size while main-stem diameter increases more slowly		**C**	Low Quality & Value	<10	
E.R.C	Estimated Remaining Contribution (in years)	**V**	Veteran	A tree that has survived the rigours of life and shows signs of ancientness		**U**	Unsuitable for retention		

Physiological condition (PC)	**Good -** No significant health problems	**Fair -** Symptoms of health that can be remediated	**Poor -** Significant ill health	**NOTES:**	If a tree is designated as veteran, the RPA calculation is determined as 15x the stem diameter for greater protection
Structural condition (SC)	**Good -** No significant defects	**Fair -** Significant defects that can be remediated	**Poor -** Significant defects with no remedy		

Tree No.	Species	H (m)	Stem Dia.	No of Stems	Canopy (m)	CC (m)	LB (m)	DLB (m)	Age	Condition	Observations	Recommendations	ERC	Cat.	Sub Cat	RPA (m2)	RPA Radial distance (m)
T1	Beech, copper (Fagus sylvatica purpurea)	17	1010	1	N - 6.5 E - 7.5 S - 6.5 W - 5	2	3	West	Mature	PC - Fair SC - Good	Tree located within property frontage. Distinct level change of approximately 2m west and retaining boundary wall which will have restricted root growth. Previosuly crown lifted and minor deadwood throughout. Dieback in upper canopy, which has reduced category. Overhangs offsite footpath, parking and access drive. Tagged 2205	Monitor physiological condition due to upper crown dieback.	20+	B	1	452	12.00
G2	Mixed Species (Mixed species)	2.5	75	1	N - 0.5 E - 0.5 S - 3 W - 2.5	1	1	West	Young	PC - Fair SC - Poor	2 laburnum and 1 Italian cypress along boundary. Heavily suppressed by larger trees with all canopy growth west over offsite footpath. Overall poor quality.	Remove as good arboricultural practice.	<10	U	U	3	0.90
T3	Cherry, bird (Prunus padus)	7	233	2	N - 2 E - 4 S - 5 W - 3.5	2	1	West	Early Mature	PC - Fair SC - Poor	Stem bifurcates at base and heavily suppresed by larger trees resulting in aysmmetric canopy growth. Rooting restricted west. Large deadwood throughout and limited retention value. Tagged 2206. Tree scheduled for removal following Section 211 notice (Ref: 2020/1786/T).	None.	<10	U	U	23	2.70
T4	Laburnum (Laburnum sp.)	8.5	283	3	N - 0.5 E - 2.5 S - 2 W - 4	2	1	West	Mature	PC - Poor SC - Poor	Stem bifurcates at 1m. Rooting restricted west. Heavily suppressed by neighbouring trees resulting in significant crown dieback and aysmmetric canopy. Overhangs offsite footpath and car parking. Tagged 2207. Tree scheduled for removal following Section 211 notice (Ref: 2020/1786/T).	None.	<10	U	U	34	3.30
T5	Plane, london (Platanus x hispanica)	18	976	2	N - 6.5 E - 4 S - 6.5 W - 6	2	1	South	Mature	PC - Good SC - Fair	Offsite tree - all measurements estimated. Stem bifurcates at 0.5m and stems bifurcate again at 2.5m. Restricted rooting south due to boundary wall and distinct level change between sites. Overhangs site, footpath and car parking.	None.	40+	A	1	430	11.70
T6	Sycamore (Acer pseudoplatanus)	18	883	4	N - 7 E - 7 S - 6 W - 3	3	-	South	Mature	PC - Good SC - Fair	Offsite tree - all measurements estimated. Multistemmed from base and restricted rooting environment south due to distinct level change between sites. Canopy overhangs site.	None.	40+	A	1	346	10.50
T7	Beech, common (Fagus sylvatica)	18	570	1	N - 6 E - 3 S - 6 W - 6	1	5	North	Mature	PC - Good SC - Fair	Tree located on northern boundary. Partially ivy clad stem. Approximately 3m level change down between neighbouring site north, restricted rooting north. Tagged 2219. Prominent tree but unlikely suitable for long term retention due to growing environment.	If neighbouring trees removed, recommend removal or crown reduction of this tree due to increased windthrow and unstable growing environment.	20+	B	1	150	6.90
T8	Beech, common (Fagus sylvatica)	18	500	1	N - 5 E - 2 S - 5 W - 2	2	3	North	Mature	PC - Fair SC - Poor	Tree located on northern boundary. Dense ivy cover throughout and heavily suppressed by enighbouring trees with all crown growth north and south. Stem bifurcates at 2.5m and distinct level change to neighbouring site north. Tagged 2220	If neighbouring trees removed, recommend removal or crown reduction of this tree due to increased windthrow and unstable growing environment.	10+	C	1	113	6.00
T9	Beech, common (Fagus sylvatica)	18	420	1	N - 6 E - 3 S - 4.5 W - 2	2	6	North	Mature	PC - Fair SC - Fair	Tree located on northern boundary, distinct stem lean north and possibly previously reduced south. Distinct level change between enighbouring site, restricted rooting north. Aysmmetric canopy with all growth north. Tree scheduled for removal following Section 211 notice (Ref: 2020/1786/T).	None.	10+	C	1	82	5.10
T10	Beech, common (Fagus sylvatica)	19	400	1	N - 5.5 E - 2.5 S - 5 W - 4.5	2	4	North	Mature	PC - Fair SC - Fair	Twinned stemmed from base, but eastern stem removed at base following Section 211 notice (Ref: 2020/1786/T). Remaining stem with majority crown growth north and west. Restricted rooting north. Tagged 2222	Unlikely to be suitable for retention with crown growth and removal of stem at base. Recommend removal.	10+	C	1	72	4.80
T11	Beech, common (Fagus sylvatica)	20	630	1	N - 7 E - 6 S - 6.5 W - 5	1	3	North	Mature	PC - Good SC - Fair	Tree located adjacent northern boundary. Possibly previously pollarded at 9m with good regrowth. Tagged 2224	None.	20+	B	1	177	7.50
T12	Oak, pedunculate (Quercus robur)	20	1010	1	N - 9 E - 9 S - 8.5 W - 7	4	4	North	Mature	PC - Good SC - Good	Offsite tree - all measurements estimated. Tree growing directly on boundary with slight lean north. Good example of species. Tagged 2225	None.	40+	A	1	452	12.00
T13	Beech, common (Fagus sylvatica)	18	320	1	N - 4 E - 1 S - 6.5 W - 5.5	2	3	West	Early Mature	PC - Fair SC - Fair	Suppressed by neighbouring trees with aysmmetric growth. Tagged 458.	None.	10+	C	1	48	3.90
T14	Beech, common (Fagus sylvatica)	13	250	1	N - 3 E - 4.5 S - 6 W - 2	1	3	North	Early Mature	PC - Fair SC - Fair	Aysmmetric form. Tagged 2226	None.	10+	C	1	28	3.00

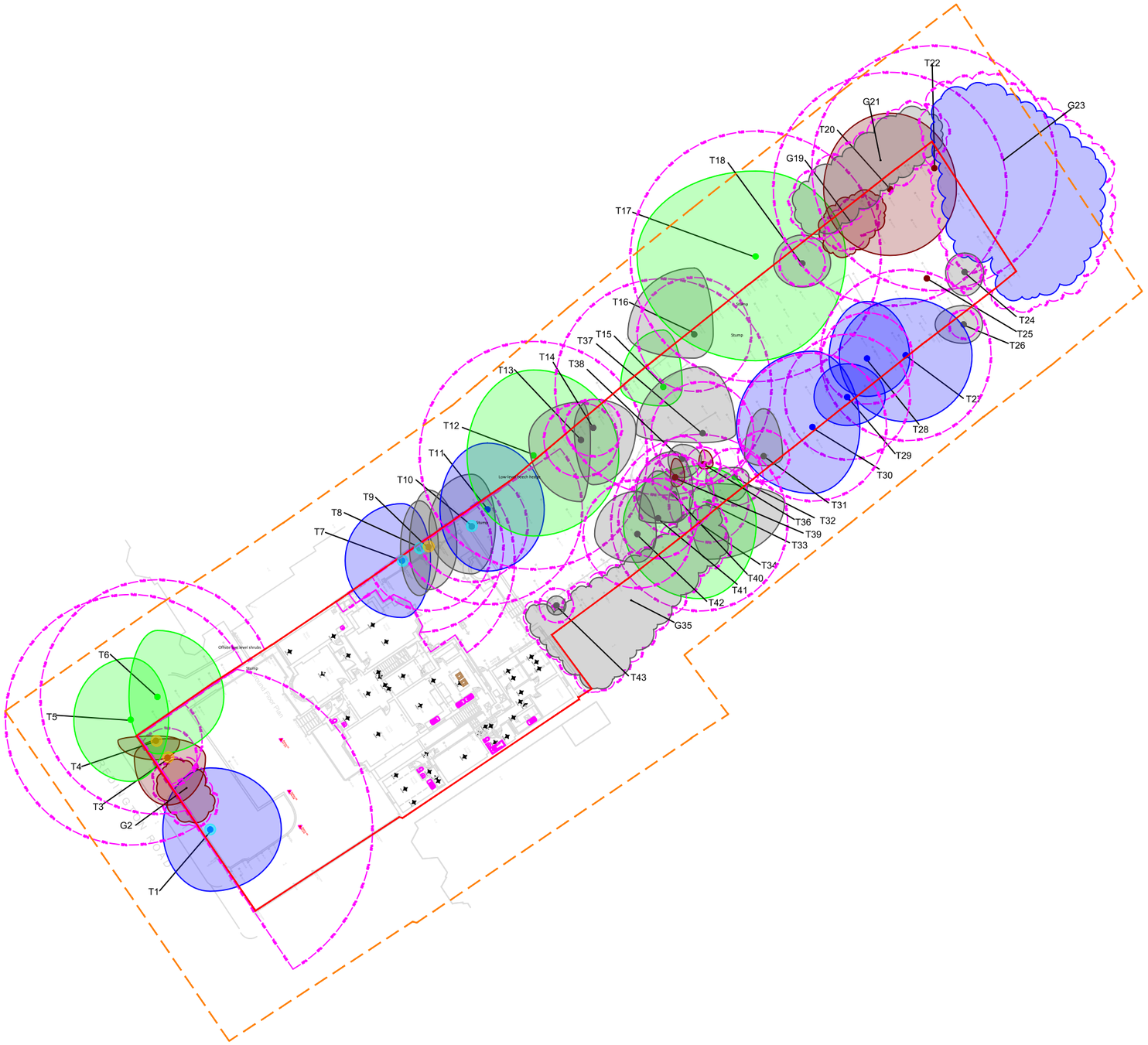
Key to Notations													
		Age Class		Definition			Category Grading			ERC	Sub category
Stem Dia:	Stem diameter (mm) at 1.5m above ground level	Y	Young	Trees that have not yet reached 1/3 of their expected mature height			Category			40+	1 - Mainly Arboricultural
C.C.	Height of crown clearance above ground level	EM	Early Mature	The stage in the life cycle of a tree between youth and maturity			A	High Quality & Value		20+	2 - Mainly Landscape
L.B.	Lowest branch height in meters	M	Mature	Close to full height and crown size			B	Moderate Quality & Value		10+	3 - Mainly Cultural
D.L.B.	Direction of Lowest Branch	OM	Over Mature	Close to full height and crown size while main-stem diameter increases more slowly			C	Low Quality & Value		<10	
E.R.C	Estimated Remaining Contribution (in years)	V	Veteran	A tree that has survived the rigours of life and shows signs of ancientness			U	Unsuitable for retention			
Physiological condition (PC)	**Good -** No significant health problems		**Fair -** Symptoms of health that can be remediated		**Poor -** Significant ill health			NOTES:	If a tree is designated as veteran, the RPA calculation is determined as 15x the stem diameter for greater protection		
Structural condition (SC)	**Good -** No significant defects		**Fair -** Significant defects that can be remediated		**Poor -** Significant defects with no remedy						

Tree No.	Species	H (m)	Stem Dia.	No of Stems	Canopy (m)	CC (m)	LB (m)	DLB (m)	Age	Condition	Observations	Recommendations	ERC	Cat.	Sub Cat	RPA (m2)	RPA Radial distance (m)
T15	Oak, pedunculate (Quercus robur)	16	960	1	N - 6 E - 2 S - 2 W - 4.5	9	8	North	Veteran	PC - Fair SC - Poor	Retrenching canopy with significant deadwood throughout. Aysmmetric canopy as a result of retrenchment. Epicormic growth on limbs and large open cavities at 5m, and exposed bark at base south. Tagged 2228. Tree approved for structural pollar under Section 211 consent (2020/1786/T). Works postponed due to nesting birds.	Ecological deadwooding more appropriate management than structural pollard.	40+	A	3	638	14.40
T16	Pine, scots (Pinus sylvestris)	17	500	1	N - 7 E - 2 S - 2.5 W - 7	13	10	North	Mature	PC - Fair SC - Poor	Majority crown growth north, with deadwood south and east. Previously crown lifted and woodpecker holes south at 8m Prominent tree but reduced life expectqncy due to condition and removal of neighbouring trees.	None.	10+	C	1	113	6.00
T17	Oak, pedunculate (Quercus robur)	20	1100	1	N - 9 E - 9.5 S - 11 W - 12.5	3	6	West	Mature	PC - Good SC - Good	Offsite tree - all measurements esimtated. Not plotted on topographical survey - position on plans remains indicative. Very prominent specimen with wide spreading canopy and good example of species.	None.	40+	A	1	547	13.20
T18	Holly (Ilex sp.)	10	210	1	N - 3 E - 3 S - 2.5 W - 3	-	4	N/A	Early Mature	PC - Fair SC - Fair	Tagged 2232	None.	10+	C	1	18	2.40
G19	Mixed Species (Mixed species)	5	85	1	N - 2.5 E - 2.5 S - 2.5 W - 2.5	-	-	N/A	Early Mature	PC - Fair SC - Poor	1 holly and 1 elder. Multistemmed from base and overall poor.	None.	<10	U	U	3	0.90
T20	Chestnut, Horse (Aesculus hippocastanum)	19	1030	1	N - 8 E - 7 S - 7 W - 7	4	7	North	Mature	PC - Poor SC - Poor	Dead tree adjacent northern boundary. Old ganoderma brackets at base. Tagged 2234	Recommend removal as good arboricultural practice.	<10	U	U	475	12.30
G21	Mixed Species (Mixed species)	8	170	1	N - 2.5 E - 2.5 S - 2.5 W - 2.5	-	1	South	Early Mature	PC - Good SC - Fair	Offsite group - all measurements estimated. Not plotted on topographical survey - position on plans remains indicative. Widely spaced group of 2 yew and 1 holly adjacent boundary fence.	None.	10+	C	2	14	2.10
T22	Ash, Common (Fraxinus excelsior)	5	1080	1	N - 0 E - 0 S - 0 W - 0	-	-	N/A	Over Mature	PC - Poor SC - Poor	Large open cavity at base north and recently pollarded with minimal regrowth. Tagged 2235	None.	<10	U	U	523	12.90
G23	Mixed Species (Mixed species)	18	300	1	N - 4 E - 4 S - 4 W - 4	4	2	West	Mature	PC - Good SC - Fair	Sporadically spaced offsite group - all measurements estimated. Not plotted on topographical survey - position on plan remains indicative. Consists of sycamore, horse chestnut and ash.	None.	20+	B	2	41	3.60
T24	Holly (Ilex sp.)	9	160	1	N - 2 E - 2 S - 2.5 W - 2	-	1	N/A	Young	PC - Fair SC - Fair	Tagged 2237	None.	10+	C	1	10	1.80
T25	Unidentified Broadleaf (Unidentified Species - Broadleaf)	5	0	0	See Plan	-	-	-	-	PC - SC -	Dead stump at 5m height	None.	<10	U	U	-	-
T26	Holly (Ilex sp.)	9	138	2	N - 2 E - 2 S - 2 W - 3	3	1	West	Young	PC - Fair SC - Fair	Offsite tree - all measurements estimated. Not plotted on topographical survey - position on plan remains indicative.	None.	10+	C	1	10	1.80
T27	Sycamore (Acer pseudoplatanus)	20	743	2	N - 6 E - 7 S - 7 W - 7	4	1	South	Mature	PC - Good SC - Fair	Tree located on southern boundary. All measurements estimated. Stem bifurcates at 1m with stem lean south.	None.	20+	B	1	254	9.00
T28	Sycamore (Acer pseudoplatanus)	17	410	1	N - 6 E - 4.5 S - 4 W - 4	1	4	North	Mature	PC - Good SC - Fair	Tagged 2240	None.	20+	B	1	72	4.80
T29	Holly (Ilex sp.)	11	540	1	N - 3.5 E - 4 S - 3 W - 3.5	3	2	South	Mature	PC - Good SC - Fair	Tree located on boundary. Stem bifurcates at abse but fuses at 1.5m and bifurctaes again at 2m. Distinct lean south and previously crown lifted but good example of species. Tagged 2241	None.	20+	B	1	137	6.60

Key to Notations													
		Age Class		Definition			Category Grading			ERC	Sub category
Stem Dia:	Stem diameter (mm) at 1.5m above ground level	Y	Young	Trees that have not yet reached 1/3 of their expected mature height			Category			40+	1 - Mainly Arboricultural
C.C.	Height of crown clearance above ground level	EM	Early Mature	The stage in the life cycle of a tree between youth and maturity			A	High Quality & Value		20+	2 - Mainly Landscape
L.B.	Lowest branch height in meters	M	Mature	Close to full height and crown size			B	Moderate Quality & Value		10+	3 - Mainly Cultural
D.L.B.	Direction of Lowest Branch	OM	Over Mature	Close to full height and crown size while main-stem diameter increases more slowly			C	Low Quality & Value		<10	
E.R.C	Estimated Remaining Contribution (in years)	V	Veteran	A tree that has survived the rigours of life and shows signs of ancientness			U	Unsuitable for retention			
Physiological condition (PC)	**Good -** No significant health problems		**Fair -** Symptoms of health that can be remediated		**Poor -** Significant ill health			NOTES:	If a tree is designated as veteran, the RPA calculation is determined as 15x the stem diameter for greater protection		
Structural condition (SC)	**Good -** No significant defects		**Fair -** Significant defects that can be remediated		**Poor -** Significant defects with no remedy						

Tree No.	Species	H (m)	Stem Dia.	No of Stems	Canopy (m)	CC (m)	LB (m)	DLB (m)	Age	Condition	Observations	Recommendations	ERC	Cat.	Sub Cat	RPA (m2)	RPA Radial distance (m)
T30	Sycamore (Acer pseudoplatanus)	19	658	2	N - 8 E - 5 S - 7 W - 8	5	-	North	Mature	PC - Good SC - Fair	Tree located on boundary. Stem bifurcates at base with boundary fence attached to southern stem. Previously crown lifted and prominent tree. Tagged 2242	None.	20+	B	1	191	7.80
T31	Birch, silver (Betula pendula)	18	230	1	N - 5 E - 2 S - 1 W - 2	3	3	South	Early Mature	PC - Fair SC - Fair	Leaning north due to neighbouring competition. Insufficient stem taper for height and species characteristics. Tagged 2243	Consider removal to benefit growth of neighbouring trees.	10+	C	1	23	2.70
T32	Holly, Golden King (Ilex x altaclarensis)	12	260	1	N - 1 E - 1.5 S - 2.5 W - 3	3	4	West	Early Mature	PC - Good SC - Fair	Stem lean east and aysmmetric canopy due to neighbouring trees. Previously crown lifted. Tagged 2244	None.	10+	C	1	28	3.00
T33	Sycamore (Acer pseudoplatanus)	16	350	1	N - 2 E - 8 S - 6 W - 2	5	8	South	Mature	PC - Fair SC - Poor	All canopy growth south and east due to neighbouring trees. Tagged 2245	None.	10+	C	1	55	4.20
T34	Sycamore (Acer pseudoplatanus)	20	770	1	N - 6 E - 6 S - 8 W - 8	5	7	South	Mature	PC - Good SC - Good	Tree located adjacent boundary fence. Partially ivy clad stem. Lower bark fully occluded around old metal fence and superficial longitidunal stem crack east from 1.5m to 4.5m. Previously crown lifted and prominent tree. Tagged 2246	Monitor structural condition of stem due to foreign objects and superficial longitudinal crack.	40+	A	1	272	9.30
G35	Laurel (Laurus sp.)	5	85	1	N - 2.5 E - 2.5 S - 2.5 W - 2.5	-	-	N/A	Early Mature	PC - Good SC - Fair	Offsite group - all measurements estimated. Not plotted on topographical survey - position on plan remains indicative. Dense group that overhangs boundary fence.	None.	10+	C	2	3	0.90
T36	Holly, Golden King (Ilex x altaclarensis)	2.5	160	1	N - 1.5 E - 1 S - 0.5 W - 0.5	-	3	North	Early Mature	PC - Fair SC - Poor	Previously lost leader due to neighbouring tree failing and colliding with stem. Limited retention value. Tagged 2248	Remove as good arboricultural practice.	<10	U	U	10	1.80
T37	Birch, silver (Betula pendula)	18	440	1	N - 7 E - 3.5 S - 1 W - 7	8	9	North	Mature	PC - Good SC - Fair	Slight lean north and majority crown weight north. Neighbouring failed tree caught in western canopy. Tagged 2247	None.	10+	C	1	92	5.40
T38	Birch, silver (Betula pendula)	15	210	1	N - 1.5 E - 2 S - 2 W - 1.5	9	11	South	Early Mature	PC - Fair SC - Poor	Aysmmetric canopy due to neighbouring trees and poor form with insiginificant stem taper. Tagged 2249	Consider removal to benefit growth of neighbouring trees.	10+	C	1	18	2.40
T39	Birch, silver (Betula pendula)	14	190	1	N - 2 E - 1 S - 1 W - 0.5	9	9	North	Early Mature	PC - Poor SC - Poor	Stem failed from base and upper canopy caught in neighbouring tree. Tagged 2250	Remove as good arboricultural practice.	<10	U	U	18	2.40
T40	Holly (Ilex sp.)	12	340	2	N - 4.5 E - 2 S - 3 W - 4	-	-	North	Mature	PC - Fair SC - Fair	Stem bifurcates at base with majority crown growth north and west. Tagged 557	None.	10+	C	1	55	4.20
T41	Birch, silver (Betula pendula)	17	360	1	N - 5 E - 2.5 S - 0.5 W - 2	10	10	North	Mature	PC - Fair SC - Poor	Partially ivy clad stem and upper canopy. All canopy growth north. Minor deadwood throughout. Tagged 558	None.	10+	C	1	55	4.20
T42	Birch, silver (Betula pendula)	17	480	1	N - 4.5 E - 2 S - 3 W - 4.5	6	5	West	Mature	PC - Fair SC - Fair	Dense ivy clad stem and tree located on small bank. Tagged 501	None.	10+	C	1	102	5.70
T43	Other (Other)	8	150	1	N - 1 E - 1 S - 1 W - 1	6	5	North	Early Mature	PC - Fair SC - Fair	Palm. Tagged 502	None.	10+	C	1	10	1.80

N



0m 10 20 30 40

Legend:

- Site Boundary
- Survey Extents
- Category A Trees (Stem and Canopy Spread)
- Category B Trees (Stem and Canopy Spread)
- Category C Trees (Stem and Canopy Spread)
- Category U Trees (Stem and Canopy Spread)
- Root Protection Area
- TPO Trees
- Trees for removal (Section 211 Notice)

Notes:

- The following RPAs have been offset to account for existing built form or topography:T1, T3, T4, T5, T6, T7, T8, T9, T10 and T11.
- The following trees are subject to a TPO: T1, T7, T8 and T10
- The following trees are scheduled for removal under Section 211 notice (2020/1786/T): T3, T4 and T9.
- The majority of the rear garden consists of dense bramble, shrub and self-seeded saplings.

LOCKHART GARRATT

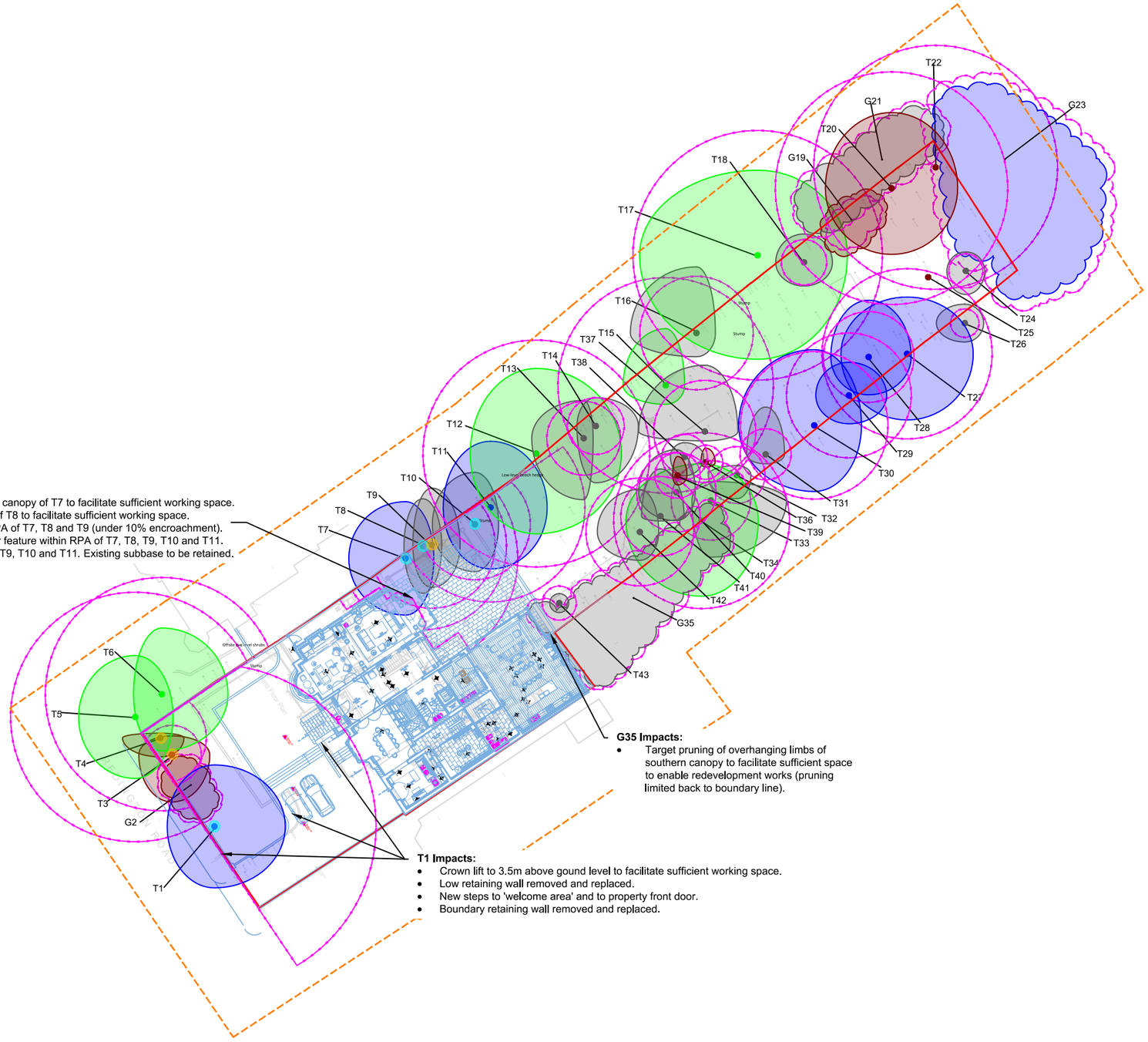
TITLE: Tree Constraints Plan	
LAYOUT: N/A	
PROJECT/SITE: 28 Redington Road, Hampstead	
CLIENT: Mr M Wood	
MAP REF: 4653/01/20-3474	
REVISION: v1	
DATE: 23/07/20	SCALE: 1:000@A3
APPROVED BY: AP	PRODUCED BY: SW

7 - 8 Melbourne House
Corbygate Business Park
Weldon, Corby
Northamptonshire NN17 5JG
01536 408840

Greystones House
Burford Road
Chipping Norton
Oxfordshire OX7 5UY
01608 656167

www.lockhart-garratt.co.uk

N



T7, T8, T9, T10 and T11 Impacts:

- Crown reduction of 2-3m to south and western canopy of T7 to facilitate sufficient working space.
- Crown reduction of 2-3m to southern canopy of T8 to facilitate sufficient working space.
- Extension including new foundations within RPA of T7, T8 and T9 (under 10% encroachment).
- Demolition of low wall, retaining wall and water feature within RPA of T7, T8, T9, T10 and T11.
- Redevelopment of patio within RPA of T7, T8, T9, T10 and T11. Existing subbase to be retained.

G35 Impacts:

- Target pruning of overhanging limbs of southern canopy to facilitate sufficient space to enable redevelopment works (pruning limited back to boundary line).

T1 Impacts:

- Crown lift to 3.5m above gound level to facilitate sufficient working space.
- Low retaining wall removed and replaced.
- New steps to 'welcome area' and to property front door.
- Boundary retaining wall removed and replaced.

0m 10 20 30 40

Legend:

- Site Boundary
- Survey Extents
- Category A Trees (Stem and Canopy Spread)
- Category B Trees (Stem and Canopy Spread)
- Category C Trees (Stem and Canopy Spread)
- Category U Trees (Stem and Canopy Spread)
- Root Protection Area
- TPO Trees
- Trees for removal (Section 211 Notice)
- Existing Layout
- Proposed Layout

Notes:

- The following RPAs have been offset to account for existing built form or topography:T1, T3, T4, T5, T6, T7, T8, T9, T10 and T11.
- The following trees are subject to a TPO: T1, T7, T8 and T10
- The following trees are scheduled for removal under Section 211 notice (2020/1786/T): T3, T4 and T9.
- The majority of the rear garden consists of dense bramble, shrub and self-seeded saplings.

LOCKHART GARRATT

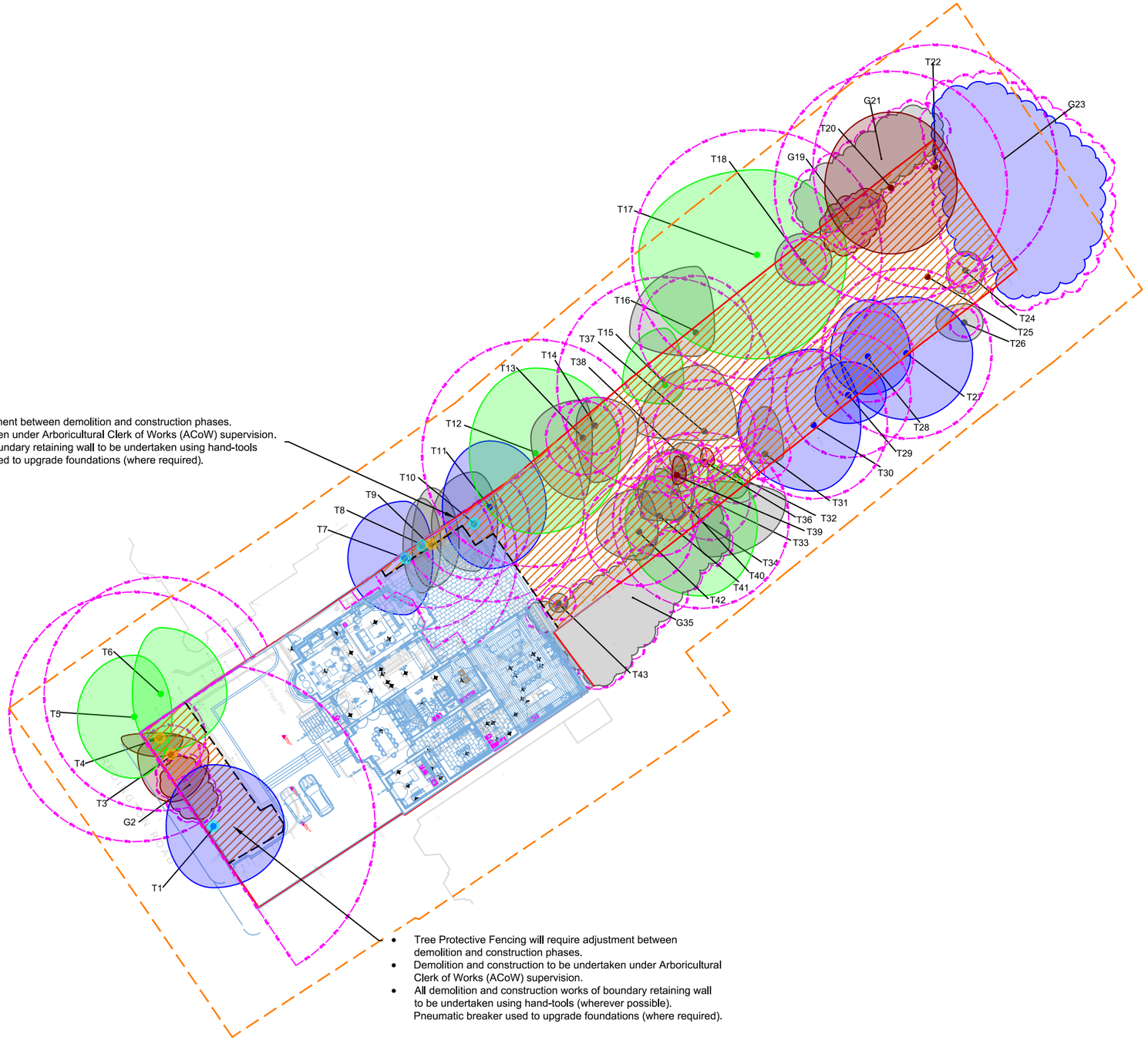
TITLE: Arboricultural Impact Plan	
LAYOUT: N/A	
PROJECT/SITE: 28 Redington Road, Hampstead	
CLIENT: Mr M Wood	
MAP REF: 4653/01/20-3475	
REVISION: v1	
DATE: 23/07/20	SCALE: 1:500@A3
APPROVED BY: AP	PRODUCED BY: SW

7 - 8 Melbourne House
Corbygate Business Park
Weldon, Corby
Northamptonshire NN17 5JG
01536 408840

Greystones House
Burford Road
Chipping Norton
Oxfordshire OX7 5UY
01608 656167

www.lockhart-garratt.co.uk

N



- Tree Protective Fencing will require adjustment between demolition and construction phases.
- Demolition and construction to be undertaken under Arboricultural Clerk of Works (ACoW) supervision.
- All demolition and construction works of boundary retaining wall to be undertaken using hand-tools (wherever possible). Pneumatic breaker used to upgrade foundations (where required).

- Tree Protective Fencing will require adjustment between demolition and construction phases.
- Demolition and construction to be undertaken under Arboricultural Clerk of Works (ACoW) supervision.
- All demolition and construction works of boundary retaining wall to be undertaken using hand-tools (wherever possible). Pneumatic breaker used to upgrade foundations (where required).

0m 10 20 30 40

Legend:

- Site Boundary
- Survey Extents
- Category A Trees (Stem and Canopy Spread)
- Category B Trees (Stem and Canopy Spread)
- Category C Trees (Stem and Canopy Spread)
- Category U Trees (Stem and Canopy Spread)
- Root Protection Area
- TPO Trees
- Trees for removal (Section 211 Notice)
- Construction Exclusion Zone (area required to protect retained trees roots and canopy)
- Tree Protection Fencing
- Existing Layout
- Proposed Layout

Notes:
- The following RPAs have been offset to account for existing built form or topography:T1, T3, T4, T5, T6, T7, T8, T9, T10 and T11.
- The following trees are subject to a TPO: T1, T7, T8 and T10
- The following trees are scheduled for removal under Section 211 notice (2020/1786/T): T3, T4 and T9.
- The majority of the rear garden consists of dense bramble, shrub and self-seeded saplings.

LOCKHART GARRATT

TITLE: Draft Tree Protection Plan

LAYOUT: N/A

PROJECT/SITE: 28 Redington Road, Hampstead

CLIENT: Mr M Wood

MAP REF: 4653/01/20-3476

REVISION: v1

DATE: 23/07/20

SCALE: 1:500@A3

APPROVED BY: AP

PRODUCED BY: SW

7 - 8 Melbourne House
Corbygate Business Park
Weldon, Corby
Northamptonshire NN17 5JG
01536 408840

Greystones House
Burford Road
Chipping Norton
Oxfordshire OX7 5UY
01608 656167

www.lockhart-garratt.co.uk