SJA trees
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Arboricultural Implications Report

Proposed re-development at

22 Tanza Road

Camden

London

January 2023

Ref. SJA air 22621-01

SUMMARY

S1. On the basis of our assessment, we conclude that the arboricultural impact of this scheme is of negligible magnitude, as defined according to the categories set out in ***Table 1*** of this report.

S2. Our assessment of the impacts of the proposals on the existing trees concludes that no mature trees, no category 'B' trees, and no trees of high landscape or biodiversity value are to be removed. None of the main arboricultural features of the site are to be removed. The proposed removal of three small individual trees will represent no alteration to the main arboricultural features of the site, only a very minor alteration to the overall arboricultural character of the site and will not have an adverse impact on the arboricultural character and appearance of the local landscape or the conservation area.

S3. The proposed pruning is minor in extent, will not detract from the health or appearance of these trees, and complies with current British Standards.

S4. There will be no incursions into the Root Protection Areas (RPAs) of any of the trees to be retained.

S5. None of the proposed main habitable rooms lie within the shadow patterns of any retained trees, they will not be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers; which might otherwise lead to pressure to permit felling or severe pruning that the LPA could not reasonably resist.

S6. As the proposed development retains all trees of significant amenity, historic, cultural, or ecological value, protects retained trees from development pressures, and provides space for future tree planting, arboriculturally it complies with Policies A3 and D2 of the Camden Local Plan 2017.

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APPENDICES

1. INTRODUCTION AND BACKGROUND INFORMATION

1.1. Instructions

1.1.1. SJAtrees has been instructed by Dyer to identify which trees are worthy of retention within a proposed re-development of the site; to assess the implications of the development proposals on these specimens, and to advise how they should be protected from unacceptable damage during demolition and construction.

1.2. Scope of report

1.2.1. This report and its appendices reflect the scope of our instructions, as set out above. It is intended to accompany a planning application to be submitted to London Borough Camden, and complies with local validation requirements, and with the recommendations of British Standard BS 5837:2012, *Trees in relation to design, demolition and construction – Recommendations* ('BS 5837').

1.2.2. The proposed development comprises a ground floor extension to the west and south-westg and internal alterations to the existing dwelling.

1.2.3. This report summarises and sets out the main conclusions of the baseline data collected during the tree survey and identifies those trees or groups of trees whose removal could result in a significant adverse impact on the character or appearance of the local area (Section 3). It then details and assesses the impacts of the proposed development on individual trees and groups of trees, including those to be removed (Section 4), those to be pruned (Section 5), those which might incur root damage that might threaten their viability (Section 6) and those that might become under pressure for removal after occupation as a result of shading (Section 7). A summary and conclusions, with regard to local planning policy, are presented in Section 8.

1.3. Site inspection

1.3.1. A site visit and tree inspection were undertaken by James Bradford of SJAtrees on Wednesday the 28th of April 2021. Weather conditions at the time were overcast but dry. Deciduous trees were in partial leaf.

1.4. Site description

1.4.1. The site is approximately 385m^2 in size and is located on the west side of Tanza Road, as shown at ***Figure 1*** below. Tanza Road bounds the north-east site with a line of residential dwellings on the opposite side of the road and Hampstead Heath beyond. The south-east, south, and west boundaries adjoin residential properties off Tanza Road, The Old Orchard and Parliament Hill respectively.

Figure 1: Site location shown on Google Earth image

1.4.2. The site is on ground that rises by 2.18m from the lowest point in the northern section of the rear garden to the southern tip of the property, and currently comprises a three-storey detached dwelling with garage and private garden.

1.5. Soil type

1.5.1. The British Geological Survey Solid and Drift Geology map of the area indicates the site lies upon a bedrock of London Clay Formation (clay, silt, and sand), there is no information on the superficial deposits. A review of the DEFRA Magic Map application highlights that the soil scape in the area is a slowly permeable, seasonally wet, slightly acid but base-rich loamy and clayey soil.

1.5.2. Whilst no site investigation or soil analysis has been undertaken, the British Geological Survey map suggests that that the soil is likely to be susceptible to compaction.

1.6. Statutory controls

1.6.1. The LPA website does not include TPO details, however a review of the historical planning applications highlights several tree works applications within a conservation area and one for emergency works to protected trees. Unfortunately, the website at the time of writing could not open the specific application details so it is unclear whether any of these trees are covered by a Tree Preservation Order (TPO).

1.6.2. The site is within the boundaries of the South Hill Park Conservation Area. The Character Appraisal for this area include Trees and landscaping Guide, the most relevant Policies are SHP23 and SHP 25, which state:

"SHP 23: All trees which contribute to the character or appearance of the Conservation Area should be retained and protected. Developers will be expected to incorporate any trees sensitively into the design of any development, and demonstrate that no trees will be lost or damaged before, during, or after development. BS 5837: 1991 (now 2012) shall be taken as the minimum required standard for protection of trees."

"SHP25: Applications for development should take into account the possible impact on trees and other vegetation and state clearly whether any damage/removal is likely and what protective measures are to be taken to ensure against damage during and after work. BS 5837 shall be taken as the minimum required standard for protection of trees. All trees within 10 metres of a development proposal should be clearly identified. This applied to underground development."

1.7. Non-statutory designations

1.7.1. There are no woodlands within or abutting the site that are classified as 'Ancient'. Ancient woodland is defined as "any area that's been wooded continuously since at least 1600 AD" and is considered an important and irreplaceable habitat.

1.7.2. There are no trees within or abutting the site that can be classified as 'Ancient' or 'Veteran'. Ancient and veteran trees are also considered to be irreplaceable habitats, and contribute to a site's biodiversity, cultural and heritage value, and the

National Planning Policy Framework (see below) states that development resulting in the loss or deterioration of ancient or veteran trees should be refused, unless there are wholly exceptional reasons, and a suitable compensation strategy exists.

2. METHODOLOGY

2.1. National policy context

2.1.1. Under Section 197 of the Town and Country Planning Act 1990, local authorities have a statutory duty to consider the protection and planting of trees when considering planning applications. The effects of proposed development on trees are therefore a material consideration, and this is normally reflected in local planning policies.

2.1.2. The National Planning Policy Framework ('NPPF')[1] sets out the Government's planning policies for England and how these should be applied in both plan and decision-making. Paragraph 2 makes it clear that the NPPF is itself a material consideration in the determination of planning application. Paragraph 11 states that "**Plans and decisions should apply a presumption in favour of sustainable development.**"

2.1.3. In paragraph 130, within Section 12 "Achieving well-designed places" the NPPF states: "**Planning policies and decisions should ensure that developments:**

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

[1] The National Planning Policy Framework (NPPF) (July 2021) Ministry of Housing, Communities & Local Government

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."

2.1.4. Paragraph 131 in this section states: "**Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.**"

2.1.5. The section titled Planning for climate change states at paragraph 153: "**Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures. Policies should support appropriate measures to ensure the future resilience of communities and infrastructure to climate change impacts, such as providing space for physical protection measures, or making provision for the possible future relocation of vulnerable development and infrastructure."**

2.1.6. In paragraph 174, within Section 15 "Conserving and enhancing the natural environment" the NPPF states: "**Planning policies and decisions should contribute to and enhance the natural and local environment by:**

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and

other benefits of the best and most versatile agricultural land, and of trees and woodland;…

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans;

2.1.7. In paragraph 180, under the 'Habitats and biodiversity' section, the NPPF states: "**When determining planning applications, local planning authorities should apply the following principles:**

c) 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…."

2.2. Regional policy context

2.2.1. Policy G1 'Green infrastructure' of the London Plan (March 2021) states:

"A London's network of green and open spaces, and green features in the built environment, should be protected and enhanced. Green infrastructure should be planned, designed, and managed in an integrated way to achieve multiple benefits.

B Boroughs should prepare green infrastructure strategies that identify opportunities for cross-borough collaboration, ensure green infrastructure is optimised and consider green infrastructure in an integrated way as part of a network consistent with Part A.

C Development Plans and area-based strategies should use evidence, including green infrastructure strategies, to:

1) identify key green infrastructure assets, their function, and their potential function

2) identify opportunities for addressing environmental and social challenges through strategic green infrastructure interventions.

D Development proposals should incorporate appropriate elements of green infrastructure that are integrated into London's wider green infrastructure network."

2.2.2. Policy G7 'Trees and woodlands' of the London Plan states:

"A London's urban forest and woodlands should be protected and maintained, 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[139]

2) identify opportunities for tree planting in strategic locations.

C Development proposals should ensure that, wherever possible, existing trees of value are retained.[140] If planning permission is granted that necessitates the removal of trees 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 or another appropriate valuation system. 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.

[140] Category A, B and lesser category trees where these are considered by the local planning authority to be of importance to amenity and biodiversity, as defined by BS 5837:2012".

2.3. Local policy context

2.3.1. Local planning policies are contained in the adopted Camden Local Plan 2017.

2.3.2. The relevant section of Policy A3 of the Local Plan states, *inter alia*:

"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."

2.3.3. The relevant section of Policy D2 of the Local Plan states, *inter alia*:

"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;..

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."

2.3.4. The Council has prepared a Supplementary Planning Document (SPD) dealing with the protection of trees on development sites. The guidance presented in this document has been closely followed in the preparation of this report.

2.4. Neighbourhood policy context

2.4.1. At the time of writing there is no Neighbourhood Plan covering the area within which the site is found.

2.5. Tree survey and baseline information

2.5.1. We surveyed individual trees with trunk diameters of 75mm and above[2], trees with trunk diameters of 150mm and above growing in groups or woodlands, and shrub masses, hedges, and hedgerows[3] growing within or immediately adjacent to the site; and recorded their locations, species, dimensions, ages, condition, and visual importance in accordance with BS 5837 recommendations.

2.5.2. The baseline information collected during the site survey was recorded on site using a hand-held digital device. This information was then imported into an Excel spreadsheet and used to produce the tree survey schedule at **Appendix 2**. The numbers assigned to the trees in the tree survey schedule correspond with those shown on the appended tree protection plan.

2.5.3. We surveyed trees as groups where they have grown together to form cohesive arboricultural features, either aerodynamically (trees that provide companion shelter), visually (e.g., avenues or screens) or culturally[4]. However, where it might be necessary to differentiate between specific trees within these groups, we also surveyed these individually.

2.5.4. We inspected the trees from the ground only, aided by binoculars as appropriate, but did not climb them. We took no samples of wood, roots, or fungi. We did not undertake a full hazard or risk assessment of the trees, and therefore can give no guarantee, either expressed or implied, of their safety or stability.

2.5.5. We have categorised the trees in accordance with BS 5837, and details of the criteria used for this process can be found in the notes that accompany the tree survey schedule.

2.5.6. We have applied this methodology in line with the NPPF's presumption in favour of sustainable development, giving greater weighting to the contribution of a tree to the character and appearance of the local landscape, to amenity, or to

[2] BS 5837, paragraph 4.2.4 b), recommends that all trees over 75mm stem diameter should be included in a pre-planning land and tree survey.

[3] Ibid, 4.4.2.7

[4] Ibid, 4.4.2.3

biodiversity, where its removal might have a significant adverse impact on these factors.

2.6. Tree constraints

2.6.1. In line with the NPPF's presumption in favour of sustainable development, we have assessed whether any trees should be retained in the context of a proposed re-development. To do this, we identified the main arboricultural features within or immediately adjacent to the site, whose removal we considered could have an adverse impact on the character and appearance of the local landscape, on amenity or on biodiversity.

2.6.2. Whilst BS 5837 states that trees in categories 'A', 'B' and 'C' are all a material consideration in the development process, the retention of category 'C' trees, being of low quality or of only limited or short-term potential, will not normally be considered necessary should they impose a significant constraint on development.

2.6.3. Furthermore, BS 5837 makes it clear that young trees, even those of good form and vitality, which have the potential to develop into quality specimens when mature "**need not necessarily be a significant constraint on the site's potential**"[5].

2.6.4. Moreover, BS 5837 states that "**.... care should be taken to avoid misplaced tree retention; attempts to retain too many or unsuitable trees on a site can result in excessive pressure on the trees during demolition or construction work, or post-completion demands for their removal**"[6].

2.6.5. The 'Root Protection Areas' (RPAs)[7] of the trees identified for retention were calculated in accordance with Section 4.6 of BS 5837; and were assessed taking account of factors such as the likely tolerance of a tree to root disturbance or damage, the morphology and disposition of roots as influenced by existing site conditions (including the presence of existing roads or structures), as well as soil type,

[5] Ibid. 4.5.10.

[6] Ibid. 5.1.1.

[7] The minimum area around a retained tree "deemed to contain sufficient roots and rooting volume to maintain the tree's viability, and where the protection of the roots and soil structure is treated as a priority." BS 5837, paragraph 3.7.

topography and drainage. Where considered appropriate, the shapes of the RPAs (although not their areas) were modified based on these considerations, so that they reflect more accurately the likely root distribution of the relevant trees.

2.6.6. To assess whether the trees identified for retention would be in a sustainable relationship with the proposed development (without casting excessive shade or otherwise unreasonably interfering with incoming residents' prospects of enjoying their properties, and thereby leading inevitably to requests for consents to fell), we plotted a segment or "shading arc" from each trunk, with a radius equal to the current height of the tree concerned, from due north-west to due east. This gave an indication of potential direct obstruction of sunlight and the shadow pattern cast through the main part of the day[8].

2.6.7. Based on these principles and recommendations, the tree survey and assessment of suitability for retention informed the production of a tree constraints plan (TCP) which indicates the most suitable trees for retention, and their associated below-ground and above-ground constraints.

2.6.8. As a design tool, the TCP also indicates how close to those trees selected for retention the proposed development could be positioned, in terms of three key criteria:

a). avoidance of unacceptable root damage;

b). avoidance of the necessity for unacceptable pruning works; and

c). avoidance of future felling or pruning works to prevent unacceptable shading or apprehension on behalf of the occupants.

2.7. Arboricultural impact assessment and tree protection plan

2.7.1. Once finalised, we assessed the arboricultural impacts of the proposed layout, by overlaying it onto the TCP, and produced the tree protection plan (TPP) presented at **Appendix 3.** This is based on the proposed site layout by HEAT Architecture Limited, drawing no. 193-121.

[8] BS 5837, paragraph 5.2.2 Note 1.

2.7.2. The TPP identifies the trees which will be removed to accommodate the proposed development, either because they are situated within the footprints of proposed structures or surfaces, or because in our judgment they are too close to these structures or surfaces to enable them to be retained. These are shown by means of **red crosses** on the TPP.

2.7.3. The TPP also shows how trees to be retained will be protected from damage during demolition and construction, and the measures identified are set out and described at **Appendix 1** to this report. The implementation of, and adherence to, these measures can readily be secured by the imposition of appropriate planning conditions.

2.7.4. For the trees shown to be retained, all measurements for pruning specifications, percentage estimates of RPA incursions and shading issues have been calculated using AutoCAD software.

2.7.5. Details of the impacts identified within these categories, and our assessment of their respective significance, are analysed in Sections 4 to 7 below.

2.7.6. Based on these findings, we have assessed the magnitude of the overall arboricultural impact of the proposals according to the categories defined in ***Table 1*** below.

Impact	Description
High	Total loss of or major alteration to main elements/ features/ characteristics of the baseline, post-development situation fundamentally different
Medium	Partial loss of or alteration to main elements/ features/ characteristics of the baseline, post-development situation will be partially changed
Low	Minor loss of or alteration to main elements/ features/ characteristics of the baseline, post-development changes will be discernible, but the underlying situation will remain similar to the baseline
Negligible	Very minor loss of or alteration to main elements/ features/ characteristics of the baseline, post-development changes will be barely discernible, approximating to the 'no change' situation

Table 1: Magnitude of impacts[9]

[9] Determination of magnitude based on DETR (2000) Guidance on the Methodology for Multi-Modal Studies, as modified, and extended.

3. THE TREES

3.1. Survey findings

3.1.1. We surveyed a total of thirteen individual trees growing within or immediately adjacent to the site. Their details can be found in the tree survey schedule at **Appendix 2**.

3.1.2. The trees on site can be separated into two distinct characters. Firstly, the four trees (nos. 10 to 13) planted along the west side of Tanza Road at the front of the property form the frontage character. The frontage character is defined by the mature pollards (common lime no. 10 and London plane no. 12), which are part of and contribute to the avenue feature along Tanza Road.

3.1.3. Secondly, the nine trees (nos. 1 to 9) growing in high density in the rear garden of 22 Tanza Road which comprise an array of semi-mature trees, most of which are exotic and/or ornamental. As a result of their small size and the surrounding built environment, these specimens have very limited impact on the arboricultural character of the area.

3.2. Assessment of suitability for retention

3.2.1. As noted above in Section 2.3, local planning policies require the retention of trees that are "**of significant amenity, historic, cultural or ecological value**." The individuals and groups of trees within or adjacent to the site, whose attributes we consider meet these criteria, are as follows:

- the mature, pollarded common lime (no. 10) growing on the footway of Tanza Road; and

- the mature, pollarded London plane (no. 12) growing on the footway of Tanza Road.

3.2.2. None of the trees have been assessed as category 'U'.

3.2.3. There are no category 'A' trees, but there are three category 'B' specimens (Japanese maple no. 2, common lime no. 10, and London plane no. 12). The

remaining ten trees are assessed as category 'C' trees, being either of low quality, very limited merit, only low landscape benefits, no material cultural or conservation value, or only limited or short-term potential; or young trees with trunk diameters below 150mm; or a combination of these.

4. TREES TO BE REMOVED

4.1. Details

4.1.1. To accommodate the proposed development, as shown on the proposed layout plan, five trees (chusan palm nos. 5 & 9, olive no. 6, bay no. 8 & fatsia no. 11) are to be removed to facilitate the proposed re-development.

4.1.2. None of the category 'B' trees are to be removed. All trees to be removed are assessed category 'C' specimens.

4.2. Assessment

4.2.1. All those trees or groups of trees that constitute the main arboricultural features of the site and which make the greatest contribution to the character and appearance of the local landscape, to amenity or to biodiversity (see paragraph 3.2.1), will be retained.

4.2.2. All mature trees and specimens of large size are to be retained. The significance of this is threefold. Firstly, for obvious reasons mature trees tend to be larger in size and therefore are likely to be more visible and to make a greater contribution to the landscape. Secondly, mature trees are more likely to have formed associations with wildlife and to support other flora or fauna (for example, young trees infrequently contain splits, cracks or cavities that might provide roosting sites for bats); and thirdly, mature trees have a significantly greater capacity than smaller trees to actively sequestrate and store carbon[10].

4.2.3. The fatsia (no. 11) is to be removed to facilitate construction access and ensure that the main site access is free of obstruction. The specimen is a small exotic shrub (3.5m tall with an estimated trunk diameter of 120mm), as such, its arboricultural value is very limited. It is not of significant amenity, historic, cultural, or ecological value

[10] Stephenson N. L., Das A. J., Zavala M. A. (2014) Rate of tree carbon accumulation increases continuously with tree size. Nature, volume 507.

and its removal will not have an adverse impact on the site or of the character or appearance of the South Hill Park Conservation Area.

4.2.4. The trees nos. 5, 6, 8 and 9 are to be removed to facilitate the rear section of the proposal, all four specimens are small (no greater than 5.5m in height), semi-mature or young specimens, and of limited landscape value. The specimens are not visible in external views from the site; accordingly, their removal will have no impact on the character or appearance of the site or the conservation area.

4.2.5. The proposals incorporate space for replacement tree planting, which will mitigate the proposed removals and improve the age class balance of the trees on site, enhance the local landscape.

4.2.6. In the light of these considerations, and taking account of the numbers, sizes, and locations of the trees to be retained, the felling of the fatsia will represent no alteration to the main arboricultural features of the site.

5. TREES TO BE PRUNED

5.1. Details

5.1.1. The east canopy of the off-site wild cherry (no. 13) is to be pruned to facilitate the proposed extension.

5.2. Assessment

5.2.1. To facilitate the construction of the extension, the south-east canopy is to be reduced to 3.5m from the trunk (3m from branch tips).

5.2.2. The wild cherry (no. 13) has a proliferation of lateral branches at 7m, which appear congested and tight; the branch unions are a potential point of structural weakness. The asymmetric canopy is biased to the south and south-east over the existing garage at 22 Tanza Road, such that the proposed pruning will reduce the length of lever arms and decrease the risk of union failure.

5.2.3. The extent of pruning proposed is minor. Branches to be removed are mostly small in size and will result in a maximum wound size no greater than 100mm in diameter; this will have an insignificant effect on the health and physiological condition of these trees and complies with the recommendations of British Standard BS 3998:2010, *Tree work – Recommendations*.

5.2.4. In terms of impact upon the landscape, the proposed pruning is minor in extent, and will be largely screened in views by either the remainder of the trees' canopies, or by other trees growing within or adjacent to the site. It will have little effect on the appearance of the trees when viewed from outside the site itself, and accordingly will not detract from the character or appearance of the site and conservation area.

5.2.5. Following the pruning specified, none of the proposed dwellings will lie within 2m of the extents of the canopies of trees to be retained, thereby providing adequate working space for construction, and a reasonable margin of clearance for future growth**.**

6. ROOT PROTECTION AREA INCURSIONS

6.1. Details

6.1.1. No parts of any proposed buildings or associated hard surfacing are within the RPAs of any of the trees to be retained.

6.2. Assessment

6.2.1. The revised scheme at 22 Tanza Road does not include a basement upgrade, and the existing foundations are to be used to support the new columns, so there will be no alterations to the existing foundations and no subsequent impact on the adjacent trees or their rooting environments as a result.

6.2.2. Accordingly, no parts of the proposals are within the RPAs of any of the trees to be retained and, subject to the implementation of protective measures specified below and on the TPP, construction will not cause unacceptable damage to roots or rooting environments as a result of root severance or damage, or compaction or pollution of the soil.

7. RELATIONSHIP OF RETAINED TREES TO NEW DWELLINGS

7.1. Details

7.1.1. In none of the proposed main habitable rooms (living rooms, kitchens) does the fenestration exclusively and directly face trees within the shadow patterns[11] of which they are situated; that is, where main habitable rooms are sited in an arc between the north-west and the east of retained trees and are closer to them than the current heights of these specimens.

7.2. Assessment

7.2.1. As none of the proposed main habitable rooms lie within the shadow patterns of any retained trees, they will not be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers; which might otherwise lead to pressure to permit felling or severe pruning that the LPA could not reasonably resist.

[11] BS 5837, 5.2.2, Note 1: “An indication of potential direct obstruction of sunlight can be illustrated by plotting a segment, with a radius from the centre of the stem equal to the height of the tree, drawn from due north-west to due east, indicating the shadow pattern through the main part of the day.”

8. CONCLUSIONS

8.1. Summary

8.1.1. Our assessment of the impacts of the proposals on the existing trees concludes that no mature trees, no category ‘B’ trees, and no trees of high landscape or biodiversity value are to be removed. None of the main arboricultural features of the site are to be removed. The proposed removal of five small individual trees will represent no alteration to the main arboricultural features of the site, only a very minor alteration to the overall arboricultural character of the site and will not have an adverse impact on the arboricultural character and appearance of the local landscape or the conservation area.

8.1.2. The proposed pruning is minor in extent, will not detract from the health or appearance of these trees, and complies with current British Standards.

8.1.3. There will be no incursions into the Root Protection Areas (RPAs) of any of the trees to be retained.

8.1.4. None of the proposed main habitable rooms lie within the shadow patterns of any retained trees, they will not be shaded by retained trees to the extent that this will interfere with their reasonable use or enjoyment by incoming occupiers; which might otherwise lead to pressure to permit felling or severe pruning that the LPA could not reasonably resist.

8.2. Compliance with national planning policy

8.2.1. As the proposals will retain all the main arboricultural features of the site and existing trees are retained wherever possible, its arboricultural attractiveness, history and landscape character and setting will be maintained, thereby complying with Paragraphs 130 and 131 of the National Planning Policy Framework.

8.2.2.

8.2.3. The proposals do not necessitate the removal of any mature trees of large ultimate size, which make the greatest contribution to carbon sequestration and storage, surface water run-off, biodiversity and landscape and air temperature and

cleanliness; for all of which, appropriate space for their retention is provided. Accordingly, insofar as this relates to existing trees, the scheme can be seen to have taken a proactive approach to mitigating climate change and thereby complies with Paragraph 153 of the National Planning Policy Framework.

8.2.4. The retention of the main arboricultural features of the site recognises and will maintain the local landscape, its countryside character, and the wider benefits of the existing trees within the South Hill Park Conservation Area, and thereby complies with Paragraph 176 of the NPPF.

8.2.5. As the proposals will not result in the loss or deterioration of any ancient woodland or any ancient or veteran trees, they comply with paragraph 180 of the NPPF.

8.3. Compliance with regional planning policy

8.3.1. As all the existing trees assessed as being features in the existing built environment will be retained, in arboricultural terms the proposed development complies with Policy G1 ‘Green infrastructure’ of the London Plan.

8.3.2. As all trees of particular value and importance to amenity will be retained, and space exists within the proposed layout for replacement planting, the proposed development will protect, maintain, and enhance the main arboricultural features of the site. As such, it complies with Policy G7 ‘Trees and Woodlands’ of the London Plan.

8.4. Compliance with local planning policy

8.4.1. As the proposed development retains all trees of significant amenity, historic, cultural, or ecological value, protects retained trees from development pressures, and provides space for future tree planting, arboriculturally it complies with Policies A3 and D2 of the Camden Local Plan 2017

8.5. Conclusion

8.5.1. On the basis of our assessment, we conclude that the arboricultural impact of this scheme is of negligible magnitude, as defined according to the categories set out in ***Table 1*** of this report.

APPENDIX 1

Outline Arboricultural Method Statement

Outline arboricultural method statement

A1.1. Tree Protection Plan

A1.1.1. The TPP at **Appendix 3** shows the general and specific provisions to be taken during construction of the proposed development, to ensure that no unacceptable damage is caused to the root systems, trunks or crowns of the trees identified for retention. These measures are indicated by coloured notations in areas where construction activities are to occur either within, or in proximity to, retained trees, as described in the relevant panels on the drawing.

A1.2. Pre-start meeting

A1.2.1. Prior to the commencement of any site clearance, ground preparation, demolition or construction works the developer will convene a pre-start site meeting. This shall be attended by the developer's contract manager or site manager, the fencing/boarding contractor, the groundwork contractor(s) and the arboricultural consultant. The LPA tree officer will be invited to attend. If appropriate, the tree felling/surgery contractor should also attend. At that meeting contact numbers will be exchanged, and the methods of tree protection shall be fully discussed, so that all aspects of their implementation and sequencing are made clear to all parties. Any clarifications or modifications to the TPP required as a result of the meeting shall be circulated to all attendees.

A1.3. Site clearance

A1.3.1. No clearance of trees or other vegetation shall be undertaken until after the pre-start meeting and after the erection of the tree protection fencing (see below). If any vegetation clearance is required behind the line of the protection fencing this will be made clear at the pre-start meeting and arrangements will be made to do this prior to the fencing's erection, under the supervision of the arboricultural consultant, who will ensure it doesn't cause any soil compaction or damage to the roots of trees to be retained.

A1.3.2. Except where within the RPAs of trees to be retained, all trees and other vegetation to be removed may be cut down or grubbed out as appropriate; but within

the RPAs of trees to be retained, trees and vegetation will be cut by hand to ground level and stumps will be either left in place or ground out with a lightweight self-powered stump grinding machine. No excavators, tractors or other vehicles will enter the RPAs.

A1.4. Ground preparation

A1.4.1. No ground preparation or excavation of any kind, including topsoil stripping or ground levelling, shall be undertaken until after the pre-start meeting and after the erection of the tree protection fencing (see below).

A1.5. Tree protection fencing

A1.5.1. Construction exclusion zones (CEZs) will be formed by erecting protective fencing around the RPAs of all on-site trees to the specification recommended in BS 5837, Section 6.2, prior to the commencement of construction. This will be at least 2.1m in height, comprising welded mesh panels; every other one braced with a 45° strut that is pinned to the ground; and seated in concrete or plastic bases pinned to the ground by scaffold uprights sunk to a minimum depth of 600mm, as shown in ***Figure 3*** of that document. Individual panels will be fixed to each other with at least two clamps, one of which will be a security clamp. "**TREE PROTECTION ZONE - KEEP OUT**" or similar notices will be attached with cable ties to every third panel.

A1.5.2. The RPAs of the off-site trees will also be enforced by the erection of protective fencing to the same specification, prior to the commencement of construction, thereby safeguarding them from incursions by plant or machinery, storage and mixing of materials, or other construction-related activities which could have a detrimental effect on their root systems.

A1.5.3. The recommended positions of the protective fencing are shown by **bold blue lines** on the TPP. The precise positioning of the fencing around the trees will be considered in conjunction with any other protective hoarding/fencing which may be required around the site boundary.

A1.5.4. Within the CEZs safeguarded by the protective fencing, there will be no changes in ground levels, **no soil stripping**, and no plant, equipment, or materials will be stored. Oil, bitumen, diesel, and cement will not be stored or discharged within 10m

of any trees. Areas for the storage or mixing of such materials will be agreed in advance and be clearly marked. No notice boards, or power or telephone cables, will be attached to any of the trees. No fires will be lit within 10m of any part of any tree.

A1.6. Manual excavation within RPAs

A1.6.1. The first 750mm depth of excavations required within the RPAs of the trees to be retained (as shown by **bold orange lines** on the TPP) will be dug by hand, using a compressed air soil pick if appropriate, and under on-site arboricultural supervision, in order to safeguard against the possibility of unacceptable root damage being caused to these specimens. Any roots encountered of over 25mm diameter will be cut back cleanly to the face of the dig nearest to the tree, using a sharp hand saw or secateurs, and their cut ends covered with hessian to prevent desiccation.

APPENDIX 2

Tree Survey Schedule

SJA trees
ARBORICULTURAL PLANNING CONSULTANTS

17 CROSS ROAD
TADWORTH
SURREY KT20 5ST

Tel: (01737) 813058
E-mail: sja@sjatrees.co.uk

Principal: Simon R. M. Jones Dip. Arb. (RFS), F. Arbor. A.,
Arboricultural Association Registered Consultant
Frank P. S. Spooner BSc (Hons), MArborA, TechCert (ArborA)

Tree Survey Schedule

22 Tanza Road, London, NW3

April 2021

Ref: SJA tss 21121-01

Tree Survey Schedule: Explanatory Notes

22 Tanza Road, London, NW3

This schedule is based on a tree inspection undertaken by James Bradford of SJAtrees (the trading name of Simon Jones Associates Ltd.), on Wednesday the 28th April 2021. Weather conditions at the time were overcast but dry. Deciduous trees were in partial leaf.

The information contained in this schedule covers only those trees that were examined, and reflects the condition of these specimens at the time of inspection. We did not have access to the trees from any adjacent properties; observations are thus confined to what was visible from within the site and from surrounding public areas.

The trees were inspected from the ground only and were not climbed, and no samples of wood, roots or fungi were taken. A full hazard or risk assessment of the trees was not undertaken, and therefore no guarantee, either expressed or implied, of their safety or stability can be given.

Trees are dynamic organisms and are subject to continual growth and change; therefore the dimensions and assessments presented in this schedule should not be relied upon in relation to any development of the site for more than twelve months from the survey date.

1. Tree no.
Given in sequential order, commencing at "1".

2. Species.
'Common names' are given, taken from MITCHELL, A. (1978) A Field Guide to the Trees of Britain and Northern Europe.

3. Height.
Estimated with the aid of a hypsometer, given in metres.

4. Trunk diameter.
Trunk diameter measured at approx. 1.5m above ground level; or where the trunk forks into separate stems between ground level and 1.5m, measured at the narrowest point beneath the fork. Given in millimetres.

5. Radial crown spread.
The linear extent of branches from the base of the trunk to the main cardinal points, rounded up to the closest half metre, unless shown otherwise. For small trees with reasonably symmetrical crowns, a single averaged figure is quoted.

6. Crown break.
Height above ground and direction of growth of first significant live branch.

7. Crown clearance.
Distance from adjacent ground level to lowest part of lowest branch, in metres.

8. Age class.
Young: Age less than 1/3 life expectancy
Semi-mature: 1/3 to 2/3 life expectancy
Mature: Over 2/3 life expectancy
Over-mature: Mature, and in a state of decline
Veteran: Mature, with a large trunk diameter for the species; but showing signs of ancientness, irrespective of actual age, with decay or hollowing, and a crown that has undergone some retrenchment and has a structure characteristic of the latter stages of life.
Ancient: Beyond the typical age range and with a very large trunk diameter for species; with extensive decay or hollowing; and a crown that has undergone retrenchment and has a structure characteristic of the latter stages of life.

9. Physiology.
Health, condition and function of the tree, in comparison to a normal specimen of its species and age.

10. Structure.
Structural condition of the tree – based on both the structure of its roots, trunk and major stems and branches, and on the presence of any structural defects or decay.
Very good: No significant physiological or structural defects, an upright and reasonably symmetrical structure; a particularly good example of its species.
Good: No significant physiological or structural defects, and an upright and reasonably symmetrical structure.
Moderate: No significant pathological defects, but a slightly impaired physiological structure; however, not to the extent that the tree is at immediate or early risk of collapse.
Indifferent: Significant physiological or pathological defects; but these are either remediable or do not put the tree at immediate or early risk of collapse.
Poor: Significant and irremediable physiological or pathological defects, such that there may be a risk of collapse.
Hazardous: Significant and irremediable physiological or pathological defects, with a risk of imminent collapse.

11. Comments.
Where appropriate comments have been made relating to:
-Health and condition
-Safety, particularly close to areas of public access
-Structure and form
-Estimated life expectancy or potential
-Visibility and impact in the local landscape

12. Category.
Based on the British Standard "Trees in relation to design, demolition and construction - Recommendations", BS 5837: 2012, Table 1, adjusted to give a greater weighting to trees that contribute to the character and appearance of the local landscape, to amenity, or to biodiversity.

Category U: Trees 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.

Category A: Trees of high quality with an estimated remaining life expectancy of at least 40 years.
(1) Trees that are particularly good examples of their species, especially if rare or unusual.
(2) Trees, groups or woodlands of particular visual importance as arboricultural and/or landscape features.
(3) Trees, groups or woodlands of significant conservation, historical, commemorative or other value.

Category B: Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.
(1) 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 minor 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.
(2) Trees present in numbers, usually growing as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals; or trees present in numbers but situated so as to make little visual contribution to the wider locality.
(3) Trees with material conservation or other cultural value.

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 150mm.
(1) Unremarkable trees of very limited merit or of such impaired condition that they do not qualify in higher categories.
(2) 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 landscape benefits.
(3) Trees with no material limited conservation or other cultural value.

TREE SURVEY SCHEDULE

22 Tanza Road, London, NW3

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
1	Evergreen magnolia	5.5m	120mm	N 1.8m E 1.3m S 1.8m W 1.5m	1.2m	N 2m	Semi-mature	Below average	Moderate	Single trunk; asymmetrical crown as suppressed by adjacent specimens; reduced vitality indicated by the browning/yellowing of foliage.	C (12)
2	Japanese maple	5.5m	180mm 130mm	N 3.1m E 2.9m S 3m W 3.3m	1m	2m	Mature	Average	Moderate	Prominent buttress root S; acute main union at 1m where trunk divides into two co-dominant stems; minor deadwood scattered throughout internal canopy, typical of age and species; canopy dominates rear part of garden and overhangs neighbours garden; displays good vitality with average leaf size and density; of long term potential.	B (1)
3	Holly	8m	400mm est.	N 3.7m E 3.4m S 3.5m W 3.5m	2.5m	E3m	Mature	Average	Indifferent	Off-site tree, located in the rear garden of 50 Parliament Hill; historically reduced in height leaving upper canopy open; crossing and rubbing branches within canopy; significant componant of the group in which it stands.	C (12)
4	Olive tree	5m	90mm	N 0.7m E 1.1m S 1m W 1m	1.2m	1.5m	Semi-mature	Average	Indifferent	Small domestic, ornamental fruit tree; historically pruned and displaying poor regrowth attachments at 1.5m; of short term potential only.	C (12)
5	Chusan palm	6.5m	235mm	N 2.5m E 2.4m S 2.4m W 2.4m	2.5m	2m	Semi-mature	Average	Good	Ornamental tree; single trunk; crown lifted to 2.5m; new and encased flower plumes located at apical point.	C (1)
6	Olive tree	5.5m	2 stems @ 70mm	N 1.1m E 1.2m S 1.4m W 1.2m	1.2m	1.2m	Semi-mature	Average	Indifferent	Twin-stemmed from base; drawn up specimen; canopy touches building.	C (12)
7	Fig	7m	210mm est.	N 1.2m E 4m SE 3.9m S 4.3m W 2m	1m	E 2m	Mature	Average	Indifferent	Ornamental and domestic fruit tree; asymmetrical crown as suppressed by adjacent specimens; crossing and rubbing branches throughout canopy; evidence of historic lower canopy pruning to create ground clearance.	C (1)
8	Bay	7m	110mm est. 115mm est.	N 2.2m E 1.8m S 2m W 1.6m	1m	2m	Mature	Average	Indifferent	Ornamental tree; twin-stemmed from 1m, supported by an acute union; conical shape; significant component of the group in which it stands.	C (1)

No.	Species	Height	Trunk diameter	Radial crown spread	Crown break	Crown clear-ance	Age class	Physio - logy	Structure	Comments	Cate gory
9	Chusan palm	3.5m	100mm est.	N 1.2m E 1.2m S 1.2m W 1.2m	1m	1m	Young	Average	Good	Small ornamental tree; old palms/leaves have been removed to provide a raised canopy.	C (1)
10	Common lime	10.5m	510mm	N 3.5m E 5m S 1.7m W 2.8m	4m	2.5m	Mature	Average	Indifferent	Off-site street tree, located in Tanza Road; single trunk; tensile main crown break union at 4m where trunk divides into two co-dominant stems; recently re-pollarded with up to 1m regrowth; readily visible along Tanza Road; of long term potential.	B (2)
11	Fatsia	3.5m	120mm est.	N 1m E 1m S 1.4m W 1.2m	0.5m	1m	Semi-mature	Average	Indifferent	Squat shurb like plant; visible from Tanza Road; of limited potential and quality.	C (12)
12	London plane	14.5m	1050mm ivy	N 2.5m E 4m S 3.9m W 3.1m NW 4.6m	5.5m	10m	Mature	Average	Indifferent	Off-site street tree, located in Tanza Road; small cavity at base W, 150mm deep. Unidentifiable, old degraded fungal fruiting body remains are present at cavity opening; wounding on buttress roots (S) closest to dropped kerb, most likely caused by vehicles; prominent buttress roots; ivy covered trunk; tensile main branch unions; recently re-pollarded.	B (2)
13	Wild cherry	10m	400mm est.	N 4m E 3.5m SE 7m S 6.8m W 5m	7m	3m	Semi-mature	Average	Indifferent	Off-site tree, located in the rear garden of 58 Parliament Hill; single trunk; S canopy overhangs on-site garage; high canopy supported by a 'dog-legged' upper stem; visible from Tanza Road.	C (12)

Root Protection Areas (RPAs)

Root Protection Areas have been calculated in accordance with paragraph 4.6.1 of the British Standard 'Trees in relation to design, demolition and construction – Recommendations', BS 5837:2012. This is the minimum area which should be left undisturbed around each retained tree. RPAs are portrayed initially as a circle of a fixed radius from the centre of the trunk; but where there appear to be restrictions to root growth the circle is modified to reflect more accurately the likely distribution of roots.

Tree No.	***Species***	***RPA***	***RPA Radius***
1	Evergreen magnolia	6.5m²	1.4m
2	Japanese maple	22.3m²	2.7m
3	Holly	72.4m²	4.8m
4	Olive tree	3.7m²	1.1m
5	Chusan palm	25.0m²	2.8m
6	Olive tree	4.4m²	1.2m
7	Fig	20.0m²	2.5m
8	Bay	11.5m²	1.9m
9	Chusan palm	4.5m²	1.2m
10	Common lime	117.7m²	6.1m
11	Fatsia	6.5m²	1.4m
12	London plane	498.8m²	12.6m
13	Wild cherry	72.4m²	4.8m

APPENDIX 3
TREE PROTECTION PLAN

Arboricultural Impacts: Summary

(For details, see below)

Impact	No. of Trees
Trees to be removed	5
Groups of trees to be removed	0
TPO trees to be removed	0
Trees to be pruned	1
Trees where manual excavation needed within RPAs	0
Trees where above soil surfacing needed within RPAs	0
Trees with proposed underground services within RPAs	0

Trees to be Removed

No	Species	Category
5	Chusan palm	C (1)
6	Olive	C (1)
8	Bay	C (1)
9	Chusan palm	C (1)
11	Fatsia	C (1)

Total numbers of trees to be removed

Category	No. of trees	Category	No. of trees
A	0	B	0
C	5	U	0

Trees to be pruned

No.	Species	Works
13	Wild cherry	Reduce south-east canopy to 3.5m from trunk

Pruning is to be undertaken in accordance with the British Standard Recommendations for Tree work, BS3998: 2010.
Climbing irons or spikes are not to be used whilst pruning trees.

South Hill Park Conservation Area

N

39

58

50

SJA Off-site trees

SJA Edge of canopy following pruning.

SJA Existing hard surface to act as ground protection

SJA The canopy of the off-site cherry to be pruned back to the boundary fenceline

SJA Shape of Root Protection Area modified to reflect restriction to root growth.

SJA Site boundary

SJA Trees to be removed

SJA Protective fencing as per BS5837; see inset panel

12 London plane

13 Wild cherry

Fatsia 11

Common lime 10

Chusan palm 9

8 Bay

7 Fig

6 Olive

5 Chusan palm

3 Holly

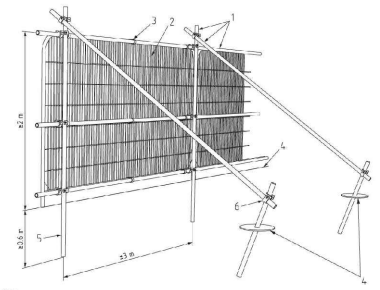
4 Olive

2 Japanese maple

1 Evergreen magnolia

Protective Fencing

To be erected prior to the commencement of all works on site, and retained in place throughout construction. To comprise 2m tall 'Heras' welded mesh panels on rubber or concrete feet. The panels shall be joined together with two anti-tamper couplers, installed so that they can only be removed from inside the fence. Distance between the couplers should be at least 1m and should be uniform throughout the fence. Panels should be supported (where possible) on the inner side by stabilizer struts, which should normally be attached to a base plate secured with ground pins (Figure 3a). Where the fencing is to be erected on retained hard surfacing or it is otherwise unfeasible to use ground pins, e.g. due to the presence of underground services, the stabilizer struts shall be mounted on a block tray (Figure 3b). "TREE PROTECTION ZONE - KEEP OUT" or similar notices to be attached to every fifth panel.



Key
1 Standard scaffold poles
2 Heavy gauge 2 m tall galvanized tube and welded mesh infill panels
3 Panels secured to uprights and cross-members with wire ties
4 Ground level
5 Uprights driven into the ground until secure (minimum depth 0.6 m)
6 Standard scaffold clamps

TREE PROTECTIVE FENCING as shown in BS 5837: 2012, Section 6.2.2 & Figure 3.

Arboricultural Supervision

The arboricultural consultant will directly supervise all construction works that have to be undertaken within root protection areas. These include:

1. Location of protective fencing.
2. Lifting/excavation of existing hard surfaces.
3. All excavations, whether for proposed foundations, hard surfacing, or underground services.

0 2m 4m 6m 8m 10m
METRES

1 : 250 @A3

SJA trees ARBORICULTURAL PLANNING CONSULTANTS

Project:	Tanza Road, London
Client:	Dyer
Drawing:	TREE PROTECTION PLAN
Drawing no:	SJA TPP 22621-041
Based on:	Proposed Ground Floor

Drawn by: FJC	Date of Issue: Jan 2023	Scale: 1: 250 @ A3
Checked by:	Tel:(01737) 813058	sja@sjatrees.co.uk

Tree nos.:	10	Canopies of trees to be retained:		Trees to be removed:	6
Category 'A' RPA:		Category 'B' RPA:		Category 'C' RPA:	
Protective fencing:		Existing hard surface:		Indicative pruning line:	
Trees to be pruned:					

For further information refer to the SJAtrees Tree Survey Schedule

Do not scale from this drawing: please check all dimensions on site, and notify us of any discrepancies. SJAtrees (the trading name of Simon Jones Associates Ltd.) cannot be held responsible for inaccuracies in the topographical plan on which this drawing is based.

This drawing is based on the proposed layout plan shown and referred to above. SJAtrees authorises its reproduction, without amendment, by the Local Planning Authority (LPA), and to its posting on the LPA website, to assist in consideration of this application only.

This drawing is designed to reflect only the principles of layout and /or design insofar as these relate to the protection of trees to be retained, and should NOT be read as a definitive engineering or construction method statement. Reference should be made to the architect or structural engineer, as appropriate, over any matters of construction detail or specification, or any engineering standards or regulatory requirements relating to proposed structures, hard surfaces or underground services.