

James Argles

Sent: 05 December 2022 08:52
Subject: FW: Internal Consultation - App ref HGY/2022/2650

RE:
PP: HGY/2022/2650
Location: Land adjacent 2 Alroy Road London N4 1EF
Proposal: Proposal to build a new 3 bedroom dwelling on the site of an unused car park

I hold, from an arboricultural point of view, no initial objections to the proposal.

An Arboricultural Impact Assessment has been carried out by Bucks Plant Care Ltd Arboricultural Consultancy Service dated 4th March 2022.

The tree report has been carried out to British Standard 5837: 2012 Trees in relation to design, demolition and construction- Recommendations.

I concur with the tree quality classification for the offsite Ash tree T01.

I attended site 1st December at approximately 12:30pm.

The following was noted:

- the ash is a self-set in a raised bed. The trunk has a kink at the base. Phototropic growth, due to the cannon affect has altered this growth to a lean over the car park area
- the tree will cause future direct damage to the raised bed and adjacent boundary wall
- there is a significant crack on the building flank of 2 Alroy Road
- there are healed diamond shape lesions on the trunk, which is indicative of ash die back however, there are no definitive, lesions on the fallen leaves.
- the ash has been poorly pruned in the past (topped) but has restored its crown
- there is constriction wound on the trunk

Given the inappropriateness due to the confined space of the site and the above comments the Ash is classified category U/C.

The tree is low grade and a methodology to rate its worthiness of a Tree Preservation Order (TPO) scores very low. The Ash tree is not worthy of a TPO.

If the tree were to be removed, then there are mature trees in the background, including a large Sycamore, and the loss of the semi mature Ash tree would not be significant.

There is evidence of an adjacent Lime tree that has been removed (stump remains). Much of the stem's circumference is within the land adjacent to Alroy Road. There is no TPO or Conservation Area for the location and I assume who ever removed this tree was aware of these designations.

Two tree reports for this case recognise that there is a 1m drop of the wall and that the walls foundations could possibly deflect any roots. This is notional and it appears the tension roots run along the existing wall.

Since the tree is low grade, not worthy of a TPO, or conditioning then the landowners will be practicing their common law right regarding encroachment of roots and branches. Any practice of common law right needs to consider changing of the dynamics, environment of a tree and possibly making it unsafe.

I advise the landowners to contact their neighbours, discuss the matter, and re plant the loss of the Ash tree with an ornamental tree such as a cherry or a Liquidamber that would then be in scale with its surroundings.

Regards,

Daniel Monk

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