

### Reasons for proposed tree works at 7 Broadlands Close, Highgate, London, N6 4AF

It is proposed to remove Scots Pine T1 for the following reasons:

- The Pine, which is relatively young, is about 10m tall and has a crown spread of about 7m. It is already imposing but has much growing to do (it is only about half its potential size – see photo 1).

*Photo 1. A grove of mature Scots Pines estimated to be around 20-25m tall.*



- This large-growing (forestry-type) tree is growing only 1.8m away from the front of the house, and so is totally unsuitable for this small suburban front garden location. There are other nearby front garden trees (photo 2) that are nearly as close as this one (about 4m away), but they are much-smaller growing species (and are suitable for small front gardens).

*Photo 2. The Scots Pine is on the left. Centre is an Apple, Right is a Holly*



- The applicant will need to contain the tree's growth with regular (and expensive) tree surgery; this is considered totally unreasonable.
- The tree is only visible to those living in and visiting Broadlands Close. It therefore has a limited public amenity value.
- The property appears to be situated on clay soil (BGS website shows it as clayey loam to silty loam).
- Pines are recorded as having influenced the soil sufficiently to cause property damage from as far as 14 metres away. In 75% of cases, where damage occurred, the tree was closer than 10 metres away and in 50% of cases, the tree was closer than 7m (Mercer, Reeves & O'Callaghan 2010).
- The foundation depths are currently unknown; however, the building was constructed in 1961 - long before the landmark drought during 1976, after which industry standards changed and foundation depths were subsequently increased.

- Older buildings were built with foundations that were 'standard' at the time and without regard to clay soils or the potential growth of nearby trees. Older foundations (such as these) are likely to be inadequate for the conditions that currently prevail, both in terms of weather patterns and tree growth.
- It is foreseeable that subsidence (indirect damage) could occur.
- It is also foreseeable that direct damage could occur (by movement from the crown in windy weather being transmitted down the stem and into roots (which are likely to be in contact with the foundations).
- It should be noted that, if the application is refused, then under Section 24 of The Town and Country Planning (Tree Preservation) (England) Regulations 2012, the Council could potentially be liable to pay compensation for any damage that occurs within 12 months of the date of refusal. If compensation became payable, it would likely be for part-payment of re-building costs – which would likely be more than the £500 compensation threshold.
- The removal of any healthy tree is regrettable; however, for the reasons outlined in this report, the removal (and replacement) of this unsuitably located Scots Pine is justified.

#### Mitigation planting:

It is proposed to plant a standard-sized Silver Birch within the front corner of the front garden (or the existing front garden Yew tree could be considered the replacement tree).