

Officer's Report

Application Number	HGY/2023/0419
Type	Consent under Tree Preservation Orders
Location	1 St Martins Terrace, 16 Pages Lane, Hornsey, London, N10 1QY
Proposal	Oak tree at the front of 1 St Martin's Terrace, within our land. The tree is subject to a TPO. The application is to undertake ground works in the vicinity of the tree. I have liaised with Daniel Monk on this matter as to whether an application is necessary but he has not determined impact. We are therefore making the application in case this is necessary for the works. The reason for the proposed work is to improve the environment for the tree and to mitigate damage caused by the roots of the tree. We have taken advice from Fiona Critchley of Arborecultural Solutions LLP regarding the care and management of the tree. Please see attached her report. Damage: We have noted damage to our concrete driveway and garden walls and believe that this is caused by the roots of the tree. There is also damage to the off-street parking area and floor slab of the extension at the neighbouring property at 14 Pages Lane. Fiona Critchley inspected the tree and the site and noted the following: Damage to retaining wall to south of the tree (para 4.1). Damage to concrete drive and front path steps (para 4.2). Damage to paving at 14 Pages Lane (para 4.3). Landscaping and groundwork options: Fiona Critchley set out the following options: 1) Concrete driveway (para 5.2.1): Remove or reduce the size of the concrete parking area to allow rainwater to penetrate the underlying soils so reducing storm water run off and improving the rooting conditions for the Oak tree. Replace using porous hard surfacing and a cellular raft system (such as Cellweb). 2) Root barrier (para 5.2.2): Excavate a trench along the party boundary between 1 St Martins Terrace and 14 Pages Lane, install a root barrier of Ribbed Root Panels or CuTex Copper to manufacturers specifications and backfill the trench. 3) Retaining wall (para 5.2.3): If the area of concrete parking is reduced adjacent to the shrubbed wall it would be possible to remove the retaining wall, remove the infill soil, and regrade the soil as a slope. This would negate the need for the retaining wall and lower the soils levels around the base of the tree back to the original level. If the wall is retained there are some engineered solutions that may reduce the direct damage of the root growth for example constructing the wall on lintel bridging the roots.

Our proposals:

Completely remove the concrete and replace it using porous hard surfacing and a cellular raft system (such as Cellweb).
and
Install a root barrier along the 4 party boundary between 1 St. Martins Terrace and 14 Page's Lane.
and
Repair the retaining wall, in line with the recommendations but Fiona Critchley.
The work will be carried out to BS 3998: Recommendations for Tree Work.

Case Officer	Daniel Monk
Valid Date	13/02/2023
Applicant	Lady Catherine Sloman
Agent	

RECOMMENDATION

Approve with Conditions

Site

The Oak *Quercus* spp. tree is situated in the rear garden of the property. It is publicly visible.
A site visit was not deemed necessary to determine the appropriateness of the proposed works.
The tree is protected by a Tree Preservation Order (TPO)

Proposal

Tree works proposed.
Our proposals:
Completely remove the concrete and replace it using porous hard surfacing and a cellular raft system (such as Cellweb).
and
Install a root barrier along the 4 party boundary between 1 St. Martins Terrace and 14 Page's Lane.
and
Repair the retaining wall, in line with the recommendations but Fiona Critchley.
The work will be carried out to BS 3998: Recommendations for Tree Work.

Issues

I hold no objections to the proposed works.
A tree report has been submitted. The document has been completed by Arboricultural Solutions LLP and is dated August 2022.
I concur with much of the findings within the report.
It is recognised that the root barrier installation between 1 St Martins Terrace and 14 Page's Lane will be within the root protection area (RPA). However, since the concrete is being lifted the rhizosphere area will be increased. Turning a static area to a non-static area. This will be overall beneficial for the tree's roots.
A cellweb porous system is to be used for the new decreased drive.
The back fill of the trench often allows air and water to enter the decompaction and the distance of the root barrier will be away from the structural primary and secondary roots.
The concrete parking area will need to remain in situ until the root barrier is installed. This will ensure that the Oak's RPA is protected during these operations.
The repair of the dwarf wall will be on existing foundations. An Engineer's solution should be consulted in order to encompass any future growth of the tree's girth (trunk and roots).

The owners of the tree have shown great care, interest in the welfare of the tree and have employed the advice of a Consultant and pre discussion with the Local Authority. Further beneficial considerations would be to air spade any compacted soil under the lifted concrete and mulch the area. This would improve, the already good vigour and vitality, of the tree's rooting environment. Providing the tree report is adhered to, I hold no objections.

Recommendation

No Objection

Conditions:

- 1 The works hereby permitted must be completed within two years of the date of this consent.
Reason: In accordance with the Town and Country Planning Act 1990 and Town and Country Planning (Tree Preservation) (England) Regulations 2012.

- 2 All works should be undertaken by qualified and experienced tree work contractors and be in accordance with BS 3998:2010 Recommendations for Tree Work.

Reason: To protect the amenity value of the trees consistent with Local Plan 2017 Policy SP13.

Informatives:

- INFORMATIVE: Countryside and Rights of Way Act 2000
The applicant is advised that a tree may provide a habitat for plants and wildlife protected under the Countryside and Rights of Way Act 2000 especially where trees are dead or dying or if works are carried out during the nesting season.