

Samuel Uff

From: Daniel Monk
Sent: 22 December 2022 09:05
To: Samuel Uff
Subject: HGY/2022/2731

Hi Samuel,

RE:
Town and Country Act 1990 (As amended)

PP: HGY/2022/2731

Location: 44-46 Hampstead Lane N6 4LL

Proposal: Demolition of existing dwellings and redevelopment to provide a care home (Use Class C2); associated basement; side / front lightwells with associated balustrades; subterranean and forecourt car parking; treatment room; detached substation; side access from Courtenay Avenue; removal 8 no. trees; amended boundary treatment; and associated works.

Further to my e-mail dated 09/12/2022, the requested details have now been submitted, put on the portal, and I hold no initial concerns, from an arboricultural point of view to the above proposal.

A tree survey, arboricultural impact assessment (AIA) has been carried out by Landmark Trees and is dated 29th July 2022.

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

I concur with much of the findings and statements including the tree quality classification.

Four trees have been highlighted for removal to facilitate the development. These are T15, T17, T18, & T33. Three are low grade category C and one tree T33 Cypress tree is classed as category B (moderate quality).

There is some encroachment into the root protection areas (RPAs) T31 Wild Cherry (category C) 12.7% and T32 Sycamore (category B) 1%. This is acceptable minimum encroachment.

T22- T30 have existing hardstand within their root protection areas (RPAs). Any new hardstand will need to be permeable surface and no dig.

Master Landscape Plans have been submitted with adequate tree planting to mitigate for the loss of the four trees. We will require a species list, and a five-year aftercare plan to establish independence within the landscape and replace any losses.

An on board Arboriculturist will need to be kept on board with the project until completion.

I note several of the basement plans show encroachment into the RPA of the large mature London Plane street tree T26. This is not mentioned within the report.

Until we have confirmation whether the RPA of T26 is compromised I must object to the proposal.

The London Plane trees T26 & T27 will also require tree protection as this will be the access and egress for any future development.

Regards,

Daniel Monk
Senior Arboricultural Officer (Planning)

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