

PROTECTED TREE REPORT (TREE WORKS)

Haringey Council, L4,
Alexandra House, Station
Road N22 7TY

Please scroll down to page two for the start of the report.

Application number	HGY/2023/2305
Application type	Conservation Area Notification
Site Address:	37 Southwood Avenue, Hornsey, London, N6 5SA
Proposal	Please accept this letter as our formal notification to undertake the works detailed below: T1 Monkey Puzzle Fell and treat stump with eco plugs (broadleaved) Reasons for this notification: 1. The above tree works are proposed as a remedy to the differential foundation movement at the above address and to ensure the long-term stability of the building. 2. The above tree works are proposed to limit the extent and need for expensive and disruptive engineering repair works. 3. The above tree works are proposed to limit the duration of any claim period and, therefore, allow the landowner his right to the peaceful enjoyment of his property. 4. It is the case that an alternative to felling T1 such as pruning or significant pollarding of the trees, would not provide a reliable or sustainable remedy in this case. 5. We do not consider that any other potential means of mitigation, such as root barriers, would be effective or appropriate in the circumstances. 6. The above tree works are proposed to limit the extent and need for costly CO₂e emissions relating to alternative engineering repair works at the insured property. A typical underpinning scheme can include a carbon cost of more than 6000 kg CO₂e and soil stabilisation or root barriers more than 4000 kg CO₂e. A typical tree might capture between 15-40kg CO₂e per annum and would therefore take centuries to mitigate the cost in CO₂e on any alternative. We also confirm that the applicant has included this scheme and notification in its tree planting and carbon capture off-set scheme for trees causing subsidence to low rise buildings which has already seen some 11,000 trees planted and additionally 220 tonnes of carbon captured. Please provide your formal acknowledgement of this notification, indicating the date of its registration and the date that any decision would in your view, be due. Please quote our reference number 270373 in all correspondence. Insurers have no requirement to offer replacement planting in the circumstances of this notification being within a

	Conservation Area but Insurers are not unaware of the significance of the proposal in landscape terms. Alternatively you should note that the applicant has automatically enrolled this scheme and notification in its tree planting and carbon capture off-set scheme for trees causing subsidence to low rise buildings which has already seen some 11,000 trees planted and additionally 220 tonnes of carbon captured. Should you wish to visit the risk property, please contact us in order that we may arrange suitable access. We trust that the above information is of assistance, but should you have any queries please do not hesitate to contact us.
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RECOMMENDATION:	Objection	
Application date	25/08/2023	
Tree Inspector	DM	Date: 5 th September 2023

Site

The mature Monkey Puzzle tree T1, as marked on the plan, highlighted in the various reports, and seen in the photographs, is situated in the front garden of the property. It is publicly visible.

A site visit was not deemed necessary to determine the appropriateness of the proposed works as I am familiar with the tree.

The location is also within the Highgate Conservation Area. This protects every tree with a diameter at breast height (taken at 1.5m) >75mm.

Proposal

Tree works proposed.

Please accept this letter as our formal notification to undertake the works detailed below:

T1 Monkey Puzzle Fell and treat stump with eco plugs (broadleaved)

Reasons for this notification:

1. The above tree works are proposed as a remedy to the differential foundation movement at the above address and to ensure the long-term stability of the building.
2. The above tree works are proposed to limit the extent and need for expensive and disruptive engineering repair works.
3. The above tree works are proposed to limit the duration of any claim period and, therefore, allow the landowner his right to the peaceful enjoyment of his property.
4. It is the case that an alternative to felling T1 such as pruning or significant pollarding of the trees, would not provide a reliable or sustainable remedy in this case.
- 5 We do not consider that any other potential means of mitigation, such as root barriers, would be effective or appropriate in the circumstances.
- 6 The above tree works are proposed to limit the extent and need for costly CO₂e emissions relating to alternative engineering repair works at the insured property. A typical underpinning scheme can include a carbon cost of more than 6000 kg CO₂e and soil stabilisation or root barriers more than 4000 kg CO₂e. A typical tree might capture between 15-40kg CO₂e per annum and would therefore take centuries to mitigate the cost in CO₂e on any alternative. We also confirm that the applicant has included this scheme and notification in its tree planting and carbon capture off-set scheme for trees causing subsidence to low rise buildings which has already seen some 11,000 trees planted and additionally 220 tonnes of carbon captured.

Please provide your formal acknowledgement of this notification, indicating the date of its registration and the date that any decision would in your view, be due.

Please quote our reference number 270373 in all correspondence.

Insurers have no requirement to offer replacement planting in the circumstances of this notification being within a Conservation Area but Insurers are not unaware of the significance of the proposal in landscape terms.

Alternatively you should note that the applicant has automatically enrolled this scheme and notification in its tree planting and carbon capture off-set scheme for trees causing subsidence to low rise buildings which has already seen some 11,000 trees planted and additionally 220 tonnes of carbon captured.

Should you wish to visit the risk property, please contact us in order that we may arrange suitable access. We trust that the above information is of assistance, but should you have any queries please do not hesitate to contact us.

Issues

I object to the proposed removal of the Monkey Puzzle tree.

The Sec.211 Notice has been submitted with various site investigation reports.

The mature tree is 16m in height, crown spread 8m, with a diameter at breast height of 470mm and 2.43m distance from the bay window.

The following is noted:

- No BRE category has been given along with the full extent or photographs. Only hairline crack first floor and 1.5mm stated
- No soil suction or oedometer results have been supplied in support to the soil analysis
- Plasticity Index has been given and not the Modified Plasticity Index
- There are no sufficient level monitoring results to show seasonal vegetative movement

What has been submitted:

- Soil investigation show drains are in a reasonable condition with no water strikes
- Foundation depth is 0.8m with the trial pit bore hole going to a depth of 3m. Live roots have been found under the foundations indicating Araucaria species. However, diameter of the roots has not been given
- Shear vane readings show moist at depth for TP1 & TP2 and Driscoll's rough rule of thumb shows above approaching desiccation and CI intermediate plasticity

To conclude: We do not remove significant trees, worthy of a Tree Preservation Order (TPO) for fine to slight cracks. Cosmetic repairs should suffice. Any further future larger cracks will need crack/ level monitoring.

Recommend that a TPO is made in response to the Sec.211 Notice

Recommendation

Objection

Informative: We do not remove significant trees for fine to slight cracks. Cosmetic repairs should suffice. Any further future larger cracks will need crack/ level monitoring.

Recommend that a TPO is made in response to the Sec.211 Notice