



Treeworks Application

43 Langdon Park Road, London N6 5PT

17 September 2024

Russell Jones

Introduction



Not to Scale

Approximate outline of site

The following proposal is an application to remove a lime tree sited at the front boundary wall of 43 Langdon Park Road.

The roots are currently interfering with foul drainage pipes and undermining the hard surfaces and the front boundary brick wall. They have the potential to interfere with the foundations of the house at 43 Langdon Park Road causing structural damage. The clay soil type exacerbates this risk due to the shrink and swell caused by the tree roots.

The lime tree together with its root system are within influencing distance of the front of the house, 2.4 metres, and close to the boundary of the neighbouring property at 45 Langdon Park Road: see plan on page 4 and photos on page 6.

Works are on site to renovate the dwellinghouse, for a new extension to the original building and the addition of a rear dormer window and rooflights, planning references: HGY/2023/1189, HGY/2023/2961, HGY/2024/1432. Works to reduce the crown of the TPO protected lime tree to the rear of the property were previously approved, planning reference: HGY/2024/0859. TPO ref LEG/TAD/4/3570.

During works it has become evident that the roots of the lime tree at the front are interfering with foul drainage pipework to both No. 43 and the neighbouring property at 45. See the Principal Contractor's letter included on the following page 3.

Patches of various mortar colours in the front brick boundary wall indicate that the brickwork wall has required repointing likely where the tree has caused damage.

Rory Hobbs of RH Tree Consultants was consulted in December 2023 to provide an Arboricultural Report detailing the condition of the trees on and adjacent to site. Relative to the lime tree at the front, he notes 'significant lifting of adjacent hard surfaces'.

The report also noted that the lime tree, T008, does not have a TPO, is of early-mature life stage, where 'significant growth may be expected' and that the tree has a crown spread of 3 metre radius. The tree is reported to be in fair physiological and good structural condition and is designated 'Category B' which is defined as 'moderate quality with an estimated remaining life expectancy of at least 20 years' though 'unlikely to be suitable for retention beyond 40 years'.

He also noted that 'soil on site is understood to be London Clay Formation of clay and silt' and that this soil type 'exhibits a high tree related shrink/swell potential' and that this may result in seasonal tree related shrink/swell. See Arboricultural Report submitted as part of this application and extract on page 5.



Dear Sir/Madam,

Re: Lime Tree at 43 Langdon Park Road, London, N6 5PT

I am writing to express our concerns regarding the Lime tree situated in the front garden of 43 Langdon Park Road. As the principal contractor currently carrying out works related to various consented planning applications at this address, we have been closely monitoring the tree and its potential impact on the property.

Upon careful observation, we believe that the tree's overall size and close proximity to the building are causing damage and will likely lead to further structural issues, particularly heave. Given the age of these properties and the minimal foundations typical of the era in which they were built, the tree is placing undue stress on the building's structure

Furthermore, we have been informed by neighbours that the main foul waste sewerage run, which is located directly beneath the tree, has previously been blocked by the tree's roots, necessitating the excavation of the pathway and replacement of a section of the drain. Although we have not conducted a comprehensive CCTV survey, our on-site team has experienced blockages while using the toilets during our time on the property, which they have had to address by rodding the drains themselves

In light of these issues, it is our professional opinion that the Lime tree should be removed to prevent any further damage to the property and the foul waste sewerage pipes. We believe that this action is necessary to ensure the long-term integrity of the building and its associated infrastructure.

We kindly request that the Council assess the situation and take appropriate action to address these concerns. If you would like to discuss this matter further or require any additional information, please do not hesitate to contact me directly.

Thank you for your attention to this matter.

Sincerely,

Kristian Brown
Managing Director

Structural Engineer for the project, Feres Ltd, notes that 'in the short term, the building foundations may experience movement due to the sudden change of soil conditions' but that 'the removal of the tree will bring the long term benefit of decreasing the risk of seasonal ground movement (heave), as the moisture in the ground will be more stable' .

Opposite is a letter from the Principal Contractor carrying out the works on site detailing the interference with foul drainage and the risk to the structural integrity of the property from ground movement caused by the tree.

Given the interference with drainage, the proximity of the tree to the front of the house, the clay soil type, and that the tree may be expected to grow yet, it is proposed that the tree be removed to avoid future destabilisation and remedial works to the house, its foundations, drainage pipework, hard surfaces and boundary walls, and potentially, the neighbouring property.

It is proposed that the treeworks would be carried out as part of the works listed above.

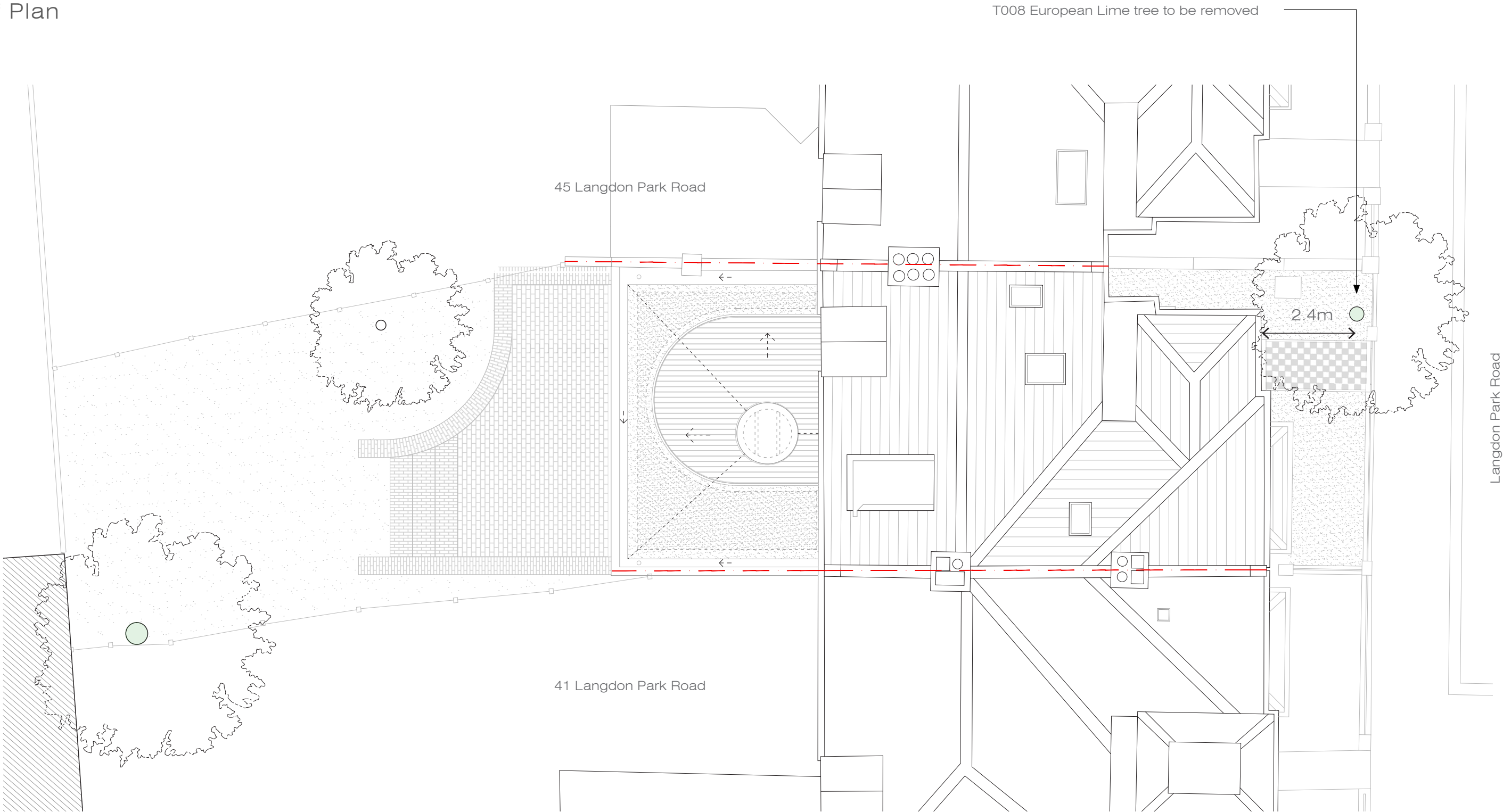
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Roof Plan

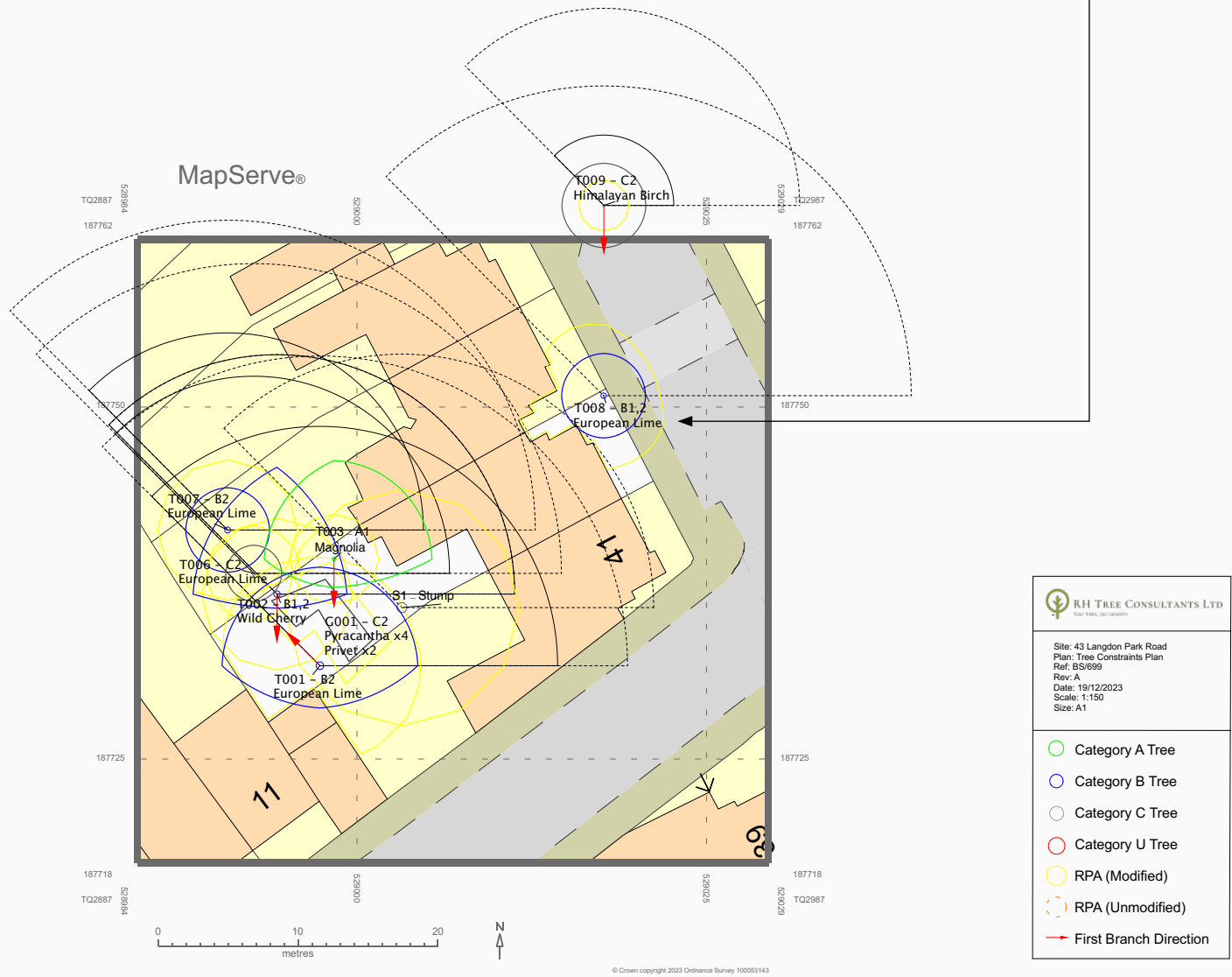


0 1 2 5m

Scale 1:100 / A3

Aboricultural Report - RH Tree Consultants

Ref.	Species	Full Structure	Measurements	Survey Notes	Retention Category	RPA	Comments	Measurements2
T008	European Lime (Tilia x europaea)	Tree	Stem Diam(mm): 380 Spread (m): 3N, 3E, 3S, 3W Crown Clearance (m): 5 Lowest Branch (m): 4 Life Stage: Early Mature Rem. Contrib.: 20+ Years	Maintained as pollard. Significant lifting of adjacent hard surfaces.	B1,2	Radius: 4.6m. Area: 65 sq m.	Unable to protect rootplate. Existing hard surfaces adequate protection for expected site traffic.	Other Reference: Distance1: Distance2: Custom Number 3: Physiological Cond: Fair Structural Cond: Good Bat Habitat: Low



T008 European Lime tree in close proximity to the property, at front boundary wall of 43 and close to boundary with 45 Langdon Park Road. This application proposes to remove the tree to avoid current and future structural damage to the property, drainage and boundaries.



View south of 43 Langdon Park Road front and adjoining garden of 45 Langdon Park Road. Lime tree sited 2.4m from front of property.

T008 in Winter



T008 European Lime in 2014

