



Arboricultural Report

Park House, Hampstead Lane, London N6 4LL

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Document Control

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Executive Summary

This document has been prepared to support a planning application seeking consent for development at Park House, Hampstead Lane (hereafter referred to as ‘the site’).

Project Location

The site comprises Park House, a large, detached family home in Hampstead, located in the Highgate area of Haringey.

Arboricultural Study Results

The survey recorded all trees within the site together with significant adjacent trees whose Root Protection Areas (RPAs) encroach into the property.

The site contains a mature and established tree population characteristic of the verdant residential character of Hampstead Lane and the wider Highgate Conservation Area. Tree cover within and adjacent to the site contributes not only to the visual amenity of the area but also to its ecological connectivity and local climate regulation.

The surveyed tree stock comprises 31 individual trees and 1 group of palm. The palm has been included as location reference objects rather than significant arboricultural features (as palm does not fall within the remit of BS 5837). The 31 surveyed trees are predominantly ornamental and mixed broadleaved specimens associated with the established residential garden setting. Several adjacent offsite trees make a notable contribution to the wider landscape framework and exert rooting influence across the site boundary.



Category	A	B	C	U
Total	5	7	17	2

The site lies within the Highgate Conservation Area and is immediately adjacent to trees (T1, T5, T20, T23 and T32) protected by Tree Preservation Orders.

The majority of higher-category trees are located along the site boundaries, where they provide visual containment, soften the appearance of built form and contribute to the sylvan character of Hampstead Lane. Existing tree cover also assists in filtering views of the dwelling from the public realm, particularly during the growing season.

Trees of Note

The site contains a number of mature trees which contribute positively to the sylvan character of Hampstead Lane and the wider Highgate Conservation Area. While several specimens are located offsite or at the edge of the application boundary, their canopies and rooting environments exert a meaningful influence across the site and form part of the established verdant framework characteristic of this part of Highgate.

The most significant arboricultural features in visual and landscape terms are considered to be the mature oak specimens T1 and T4. These trees are categorised as A grade specimens and are of substantial stature, each exceeding 14m in height with broad, open-grown crown form. T1 is located offsite but exerts rooting influence into the application site, while T4 occupies a prominent position adjacent to the proposed development area. Together, these trees provide strong landscape structure and make a notable contribution to local character and visual amenity.

T31, a mature London plane street tree positioned adjacent to Hampstead Lane, also forms an important component of the public realm. The tree is highly visible and contributes to the



established avenue character of the surrounding streetscape. Similarly, T26, a mature lime located near the site boundary, contributes to the layered tree cover around the site and reinforces the enclosed and verdant character of the plot.

T20 is a mature oak positioned in the rear corner of the site and categorised as a U category specimen due to advanced basal decay and associated physiological decline. The tree exhibits a substantial cavity extending through the stem base and into the root plate, together with canopy dieback and significant deadwood formation, and offers a moderate risk of failure. While the tree continues to provide some limited habitat and visual value, its short-term retention prospects are poor. The condition of T20 is unrelated to the current application proposals; however, the client is advised to arrange a further inspection within 12 months in order to monitor progression of decline and review management requirements.

Within the road-side corner of the site, trees form a distinctive grouping comprising mature cypress with ornamental palm and yucca planting beneath. While the trees in this corner are not high-quality features in their own right, the grouping contributes positively to the established garden character and provides localised screening and visual containment. T24 is an over-mature specimen showing minor age-related decline; however, it continues to perform a useful landscape screening function. Collectively, the tree stock contributes not only to the visual amenity of the area but also to its ecological connectivity and local climate regulation.

Recommendations

T20 - While no immediate works are presently recommended, the tree should be subject to further inspection within 12 months to review its structural condition and ongoing suitability for retention. Given the tree's protected status, any future works or removal would require formal consent from the Local Planning Authority unless an exemption is agreed.



Statutory Designations



Tree Preservation Orders

T1, T5, T20, T23, T32



Conservation Area

All trees



Ancient Woodland

No ancient woodland within 100m of surveyed area

Felling Licences



N/A (domestic garden exemption)



Survey summary

	Wildlife features: None identified
	Ancient and veterans: None
	Contribution to irreplaceable habitats: None
	Offsite & boundary: T1, T2, T5, T23, T31, T32
	Tree safety work: None urgently required, but monitoring of dieback in the canopy of T20 is recommended



Appendices

- 1 / Qualifications & Experience
- 2 / Policy Framework
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- 5 / Usage
- 6 / Abbreviations
- 7 / Survey Explanatory Notes
- 8 / Survey Methodology



Qualifications and Experience

Margaret Wright is director of Wright Landscape and Arboriculture Ltd with over 20 years industry experience as an arboricultural consultant and Local Authority Tree Officer.

Margaret has presented research at a national conference and has an arboricultural MSc (first) with the University of Central Lancashire.

Margaret is Bond Solon trained, a former executive committee member of the London Tree Officer's Association and professional member of the Arboricultural Association. As such, Margaret is required to uphold the professional and ethical standards within the industry codes of conduct. Published works, qualifications and details of forthcoming publications provided on request.



Policy Framework

National Policy - NPPF

The NPPF recognises the role of trees and green infrastructure in delivering sustainable development, climate resilience, and environmental net gain. Paragraphs 131 and 174 place emphasis on the importance of integrating new trees into developments and ensuring the protection of existing trees with high amenity or biodiversity value. Impacts must therefore be considered not only in relation to local planning policies, but also within the wider national objective of achieving well-designed places that support health, biodiversity, and long-term environmental quality.

Local Policy – Local Development Plans & SPDs

The site falls within the administrative area of the London Borough of Haringey and is therefore subject to the provisions of the London Plan (2021), the Haringey Local Plan Strategic Policies (2017), the Haringey Development Management DPD (2017) and the Highgate Neighbourhood Plan (2017).

Relevant policies include London Plan Policies G7 (Trees and Woodlands) and HC1 (Heritage Conservation and Growth), together with Haringey Policies SP11, SP12, DM1, DM9 and DM12, and Highgate Neighbourhood Plan Policies DH2 and OS2. Collectively, these policies seek to ensure that development responds positively to local character, preserves the significance and setting of heritage assets, and retains trees which contribute to visual amenity, landscape character and ecological value. Development proposals are expected to demonstrate that retained trees can be suitably protected during construction in accordance with BS5837:2012. The presence of a Conservation Area and Tree Preservation Order further elevates the importance of tree retention, requiring that any works are clearly justified and proportionate.



Copyright

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Caveats

With regards to the General Data Protection Regulations [GDPR] (EU) 2016/679 in force as of May 2018, records of the site and the management advice contained within this report will be kept by the consultant for 12 months. Within this 12-month period, data gathered on behalf of the client will not be shared unless the express consent of the client has been given in writing.

Birds and bats (including nests and roosts of a temporary nature) are protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside Rights of Way act 2000) and under associated habitat legislation by the Conservation of Habitats and Species Regulations 2017. It is therefore essential that any future works to trees are timed considerately to avoid disturbance of any protected species.

Predictions on the future growth of trees and significant bodies of vegetation are made on the assumption of average environmental conditions over the next decade in the absence of extreme weather events and unforeseen changes in the availability of soil water. Predictions should be considered with the view that trees may grow considerably more or less dependent on environment.

The contents of this report represent a faithful record of site conditions as observed during the survey. Evaluations of tree condition and value are offered in good faith and reflect the professional expertise of the author at the time of writing. Young trees under 75mm in stem



diameter (measured at 1.5m from ground level), shrubs and tree-like shrub species have been excluded, in accordance with the recommendations of the relevant British Standard.

Use of This Document

British Standards are guidelines produced by the British Standards Institute Group, the National Standards body for the UK. British Standards are best practice documents, following formal consensus of opinion from arboricultural industry peer review. British Standard BS 5837:2012 Trees in relation to design, demolition and construction – recommendations [BS5837] provides guidance on the assessment of trees in the context of development and sets minimum standards for protection of retained trees on development sites.

Recommendations within British Standard documents are not law. However, for planning applications that have the potential to impact trees, the majority of Local Planning Authorities [LPAs] require submission of an arboricultural report compliant with the recommendations of this standard. This report satisfies that requirement, and is based on the following technical references (where applicable):

- British Standards Institution (2010) BS 3998: Tree works – recommendations.
- British Standards Institution (2012) BS 5837: Trees in relation to design, demolition and construction- recommendations.



Abbreviations

Tree Survey	TSP
Tree Survey Report	TSR
Arboricultural Impact Assessment	AIA
Tree Constraints Plan	TCP
Tree Protection Plan	TPP
Arboricultural Method Statement	AMS
Root Protection Area	RPA
Construction Exclusion Zone	CEZ
Project Arborist/Arboricultural Clerk of Works	ACoW
Local Planning Authority	LPA
Tree Preservation Order	TPO
National Planning Policy Framework	NPPF
Supplementary Planning Guidance/Document	SPD
Biodiversity Net Gain	BNG
Department for Environment, Food and Rural Affairs	DEFRA
Capital Asset Valuation of Amenity Trees	CAVAT
Overhead Services	OH



Survey Schedule Explanatory Notes

- **Tree number:** Individual trees referred to by a T prefix, groups as G, woodlands as W.
- **Species:** Species listed by common name. Where name is followed by the abbreviation *ssp.* or *cv.* the sub-species or cultivar is undetermined.
- **Trunk diameter:** Measured in millimetres, at 1.5m from ground level.
Measurements are taken with a calibrated stem diameter tape or laser sight where access is restricted. Where access to measure the trunk is impossible, for example the tree is on adjacent property, a laser sight measure is used, or trunk diameter measurements are estimated.
- **Height:** Measurement of tree height given to the nearest meter. May be derived by compensating lines of sight or approximated, based on best available evidence to hand.
- **Crown spread:** Crown/canopy spread typically given to the nearest meter or half meter, measured from the face of the trunk to the tips of live branches. Measures towards cardinal points unless otherwise stated and typically measured with a laser range finder. May be paced or estimated, if access is restricted.
- **Crown clearance:** Measured or estimated in metres, gives height of clear stem before first branch break.
- **Life stage:** Young/trees up to 10 years of age = Y, early-mature/trees exceeding 1/3rd life expectancy = EM, mature/maturing trees between exceeding 2/3rds life expectancy = M, over mature/beyond life expectancy, declining and aged trees of low vigour = OM, veteran/trees possessing certain attributes relating to veteran trees = V, ancient/notable specimens of national importance given their age and history = VA. Age is estimated from visual indicators of growth and experience of tree growth rates and should only be taken as an estimated or provisional guide as tree growth is largely dependent on the availability and historic availability of soil and water resource.
- **SULE: Safe useful life expectancy.** No. remaining years life (estimated) based on condition and species.



- **Vigour:** An assessment of the tree's growth compared with a healthy, open grown tree of the same species (ideal conditions). [N] Normal (as expected), [L] Low; less growth than expected.
- **Structural condition:** An assessment of the general condition of the tree as a biomechanical structure, considering (but not limited to) the presence and significance of decay pathogens, fibre buckling, broken branches, splits and cracks within the main stem or scaffold limbs etc. Trees are graded Dead [D], Poor [P], Fair [F], Moderate [M], Good [G], or Excellent [E]. Trees in poor condition are described as trees with major structural and/or physiological defects such that it is unlikely the tree will recover in the long term. Trees in fair condition are considered as having minor defects or in the early stages of decline. Moderate condition relates to trees with few remedial defects or likely to recover from structural weakness. Trees in good condition are considered to be trees with few minor defects and good overall health. Trees listed as excellent are considered to be outstanding specimens or prime examples of their species.
- **Physiological condition:** An assessment of the general condition of the tree considering (but not limited to) vigour, extension growth, crown density, and presence of pathogens. Trees are graded Dead [D], Poor [P], Fair [F], Moderate [M], Good [G], or Excellent [E]. Trees in poor condition are described as trees with major structural and/or physiological defects such that it is unlikely the tree will recover in the long term. Trees in fair condition are considered as having minor defects or in the early stages of decline. Moderate condition relates to trees with few remedial defects or likely to recover from structural weakness. Trees in good condition are considered to be trees with few minor defects and good overall health. Trees listed as excellent are considered to be outstanding specimens or prime examples of their species.
- **Preliminary management recommendations:** Recommendations for urgent tree works based on the tree's condition and an assessment of its risk to current surroundings. Preliminary recommendations for work do not exceed the client's duty should the tree/s listed be protected by TPO, Conservation area, felling licence, grant programme, or legal covenant.



- **RPA:** Measurement of root protection area (radius) to nearest 10mm, as defined by BS 5837:2012 *Trees in relation to design, demolition and construction – recommendations*. This is shown on the tree survey plan as a magenta dashed line. Where this has been offset, this is shown as a red dashed line.

Methodology

This survey has been undertaken in accordance with BS 5837:2012 – *Trees in relation to design, demolition and construction – Recommendations*. The purpose of the assessment is to establish a clear understanding of the existing tree stock, its suitability for retention, and any arboricultural constraints relevant to development planning. The approach reflects current best practice in applied tree biomechanics and professional arboricultural survey.

Trees are assessed from ground level only. No climbing or invasive investigation (e.g. decay detection tools, root radar) is undertaken unless expressly instructed. Measurements are taken using hand-held diameter tapes, laser rangefinders, or estimated where access is constrained. Each tree is recorded individually or as part of a group where relevant. Where trees are assessed as growing in groups, or where group context contributes to arboricultural value, this is recorded and considered in categorisation.

Structural condition is assessed through visual inspection of the tree's form and mechanical stability. Particular attention is given to, co-dominant stems and union form, stem taper and load distribution, deadwood, fractures, decay, or occlusion patterns, branch attachments, especially in relation to known biomechanical models (e.g., axillary wood formation and asymmetric stress loading).

Physiological condition is determined based on vigour, crown density, shoot extension, and presence of visible stress indicators (e.g., chlorosis, early senescence).

Trees are categorised according to the criteria in *Table 1* of BS 5837:2012, which classifies trees by quality and potential for retention within development. Category U trees are unsuitable for



retention. Categories A, B and C reflect high, moderate and low quality respectively, with further subcategories indicating the basis for assessment (e.g. arboricultural, landscape, or cultural value).



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