From: Miguel Gonzalez Urquhart
Sent: 19 October 2026 17:44

Subject: Section 211 Notice - 242 Lordship Lane - Trees to be removed within 1 Metre of Rear of property - Tower Gardens Conservation Area

Dear Trees Team,

Section 211 Notice - 242 Lordship Lane, N17 6QT – Small trees to rear of property requiring removal

This email is to inform you of the Structural Engineering Teams intention to remove 2 small trees in the rear garden of the above-mentioned property. The trees are not protected by TPOs, however the property lies within the Tower Gardens Conservation area. **In a Conservation Area in England, you normally must give the Local Planning Authority 6 weeks' written notice (a Section 211 Notice) before carrying out works to a tree if the tree has a stem diameter greater than 75 mm when measured at 1.5 m above ground level.**

The trees in question are within 1 metre of the rear elevation of the property. The soil at the time of inspection was severely waterlogged, with evidence of blocked and leaking drains as shown in the photographs within the PDF Titled 'Trees To Be Removed'

Please also note the:

- Scope of Works (Minor Works) which details further information on the intended works
- Geotechnical Report – Which details ground conditions to the rear of the property
- CCTV Survey – Manhole located in neighbouring property – MH1 L1 leads to rear garden of 242 Lordship Lane, however the camera was unable to progress due to blockages and roots. WC Stack 1 was an attempted survey through the toilet of 242, however it was also unable to progress much due to encrustation and roots blocking drains.

From a structural perspective, the Ground Investigation records no roots encountered within Trial Pit TP1 and identifies only slight desiccation within the clay strata adjacent to the building. The amended plasticity indices recorded are generally in the range of 33% to 44%. Based on the information currently available, there appears to be limited evidence that the trees are causing significant moisture depletion beneath the foundations. It is expected root penetration into drains is causing excess leakage into soil near the rear elevation.

Accordingly, I do not consider there to be sufficient evidence to justify delaying the tree removal works solely on the basis of potential clay heave. Whilst some residual risk of moisture recovery exists whenever trees are removed from shrinkable clay soils, the investigation findings do not indicate the level of desiccation typically associated with significant post-removal heave.

Could you please confirm if there are any necessary Conservation Area procedures that require being satisfied prior to commencement of works?

Thanks,

Regards,

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