

Arboricultural Report Re Ltd



Arboricultural Assessment

Desktop study (COVID 19 restricted report)

Ref: 20/0888/FUL

Address: Rear Of 1A Shelley Close, Edgware, HA8 8DX

Date: 29/04/2020 Updated following arboricultural information 21-07-2020

Case officer: Josh Mclean/Mark Springthorpe

Related policies:

British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations clearly sets out the requirements for tree retention in proximity to development and will be used as the benchmark for considering development proposals.

Policy DM01 of the Adopted Barnet Development Management Policies advises that trees should be safeguarded. When protected trees are to be felled the council will require replanting with suitable size and species of tree where appropriate. High quality landscape design can help to create spaces that provide attractive settings for both new and existing buildings, contributing to the integration of a development into the established character of an area. The council will seek to retain existing wildlife habitats such as trees, shrubs, ponds and hedges wherever possible. Where trees are located on or adjacent to a site the council will require the submission of a tree survey with planning applications indicating the location, species, size and condition of trees. Trees should be retained wherever possible and any removal will need to be justified in the survey. Where removal of trees and other habitat can be justified appropriate replacement should consider both habitat creation and amenity value.

Trees make an important contribution to the character and appearance of the borough. Trees which are healthy and are of high amenity value can be protected by the making of a Tree Preservation Order (TPO) under the Town and Country Planning Act 1990. Tree Preservation Orders can help to protect trees from inappropriate treatment and prevent their removal, as permission must first be sought from the council to carry out most types of tree surgery.

Appropriate protection of TPO trees and those identified for retention will be expected in line with good practice during construction of a development.

National Planning Policy Framework section 118: Planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss.

1.0 Designations

None

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REPORT

2.0 Description of proposal

Erection of a new two storey dwelling. New vehicular access to provide off-street parking. Associated refuse and recycling and cycle storage.

3.0 Documents reviewed

Proposed site plan and section 4942-19-101
Street view and objectors comments and photographs.
1a Shelley Close Edgware HA8 8DX Tree Protection Plan dwg no. 101 490

1a Shelley Close Edgware HA8 8DX Phase II Arboricultural Impact Assessment (AIA)
(Ref. 101 490) Date: 10/06/2020 APPENDIX 3 ARBORICULTURAL METHOD
STATEMENT
Landscape Masterplan GUA-DR-L-001 rev 1
Detailed Hard and Soft Landscape Proposals GUA-DR-L-002 P03

4.0 Discussion

The rear garden of A1 Shelley close is larger than the surrounding properties 16m x 31m and google street view in 2018 shows that the end part of garden is left to trees and mature shrubs. Recent photographs show these trees to have been removed.

Mature trees and shrubs are retained along the boundary with Glendale Avenue. The applicant has not provided any information in relation to the impact the development will have on these trees. Retaining this feature is vital to screen the proposed property from the gardens of Glendale Avenue.

The arboricultural method statement provides sufficient measures to ensure that the trees growing along the boundary with Glendale Avenue will be retained. Provided all aspects are fully implemented.

5.0 Landscape

The proposed building 10m x 5m has been reduced in size leaving enough space to retain the boundary trees. The depth of the garden is 8m space to provide replacement trees and screening to Shelley Close.

The gardens remain unevenly divided leaving the 1A with a 6m deep garden. This should be balance to give equal garden depth to allow for better amenity space for each house.

6.0 Ecology

None needed

7.0 Recommendation

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No objection

Reason:

Sufficient information and space to provide replacement planting for trees removed prior determination of the application. Contrary to local planning policy DM01 of the Barnet Local Plan and policy 7.21 of the London Plan.

8.0 . Conditions

There are arboricultural reasons to object to this application, however if it is likely to be recommend for approval, or in the event of an appeal, the following conditions are suggested to obtain a more suitable development:

Condition ref	Description	Required	Pre-commencement	Reason
C201	Levels	No	No	
C206	Ecological survey	No		
C207	Protection of protected Species	No		
C260	Hard & Soft landscaping	Yes	Yes	To ensure any tree removed is replaced
C261	Excavation for services	Yes	No	
C262	Tree protection	No	No	
C263	Tree protection and method statement	no	no	Prevent harm to trees growing close to the development
C264	Tree felling and pruning specification	No		
C265	No dig	No		
C266	Green roof	No		If considered appropriate
C267	Landscaping to frontage	No		To ensure a green frontage to match surrounding properties.
C268	Landscape management	No		
The above conditions would be required, pursuant to section 197 of the Town and Country Planning Act 1990 in accordance with local planning policy DM01. Policies CS5 and CS7 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy 7.21 of the London Plan 2015.				

The following documents should be listed in the approved list.

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Reason: Prevent harm to trees growing close to the development in accordance local
planning policy DM01

Section 106 agreement

To be considered if replacement planting on site cannot be achieved.

9.0 Informative

Tree and shrub species selected for landscaping/replacement planting provide long term resilience to pest, diseases and climate change. The diverse range of species and variety will help prevent rapid spread of any disease. In addition to this, all trees, shrubs and herbaceous plants must adhere to basic bio-security measures to prevent accidental release of pest and diseases and must follow the guidelines below.

“An overarching recommendation is to follow *BS 8545: Trees: From Nursery to independence in the Landscape. Recommendations* and that in the interest of Bio-security, trees should not be imported directly from European suppliers and planted straight into the field, but spend a full growing season in a British nursery to ensure plant health and non-infection by foreign pests or disease. This is the appropriate measure to address the introduction of diseases such as Oak Processionary Moth and Chalara of Ash. All trees to be planted must have been held in quarantine.”