



Legal Services
Ground Floor (G29)
Kensington Town Hall,
Horton Street,
London,
W8 7NX

24th May 2019

TPO No: 649 (2019)
Title: 57 Hamilton Terrace, London NW8 9RG
Our Ref: SUB181107-2864

Tree Location: 57 Hamilton Terrace, NW8 9RG

Your Reference: AM/40002273

Dear Sirs

Re: Objection to Placing of Tree Preservation Order

We write to formally object to the placing of Tree Preservation Order 649 (2019) on the subject red maple tree identified as T1 in the temporary order.

The council have made the order on the basis that:

- *The tree makes a valuable contribution to public amenity, to the outlook from nearby properties and to the character and appearance of the adjacent conservation area.*
- *A Tree Preservation Order is considered expedient in the interests of the amenity, and in order to safeguard the preservation and future management of the tree.*

The tree is considered to be a contributory cause of root induced clay shrinkage subsidence damage to 55 Hamilton Terrace. The order was placed prior to site investigations being undertaken which have established the following:

1. There is a plastic clay subsoil below the foundations susceptible to volumetric change under the influence of vegetation.

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2. The subject maple tree is 14m from 55 Hamilton Terrace.
3. Engineering opinion is that there is damage to 55 Hamilton Terrace due to clay shrinkage subsidence.
4. On the basis of the evidence available, it is our opinion that there is damage consistent with the influence of the maple tree on the soils below foundation level.
5. The tree is too close to the affected building for appropriate pruning to offer a viable long-term solution in abating its influence.
6. If the tree is retained, even with pruning, further damage is likely at some point in the future.
7. If stability is to be restored to 55 Hamilton Terrace, the maple tree will need to be removed.
8. The view of the tree is extremely restricted and it is not viewable from a public place.

On the basis of the above, the placing of a Tree Preservation Order on the subject tree is considered to be unwarranted and inappropriate and we ask that the order is NOT confirmed.

Yours faithfully

MWA Arboriculture Ltd

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