

GHA Trees
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Mr R Conroy
Total Planning
Heathrow Point West
234 Bath Road
UB3 5AP

4th September 2025

Dear Mr Conroy

RE: Trees at Heathrow Point West, 234 Bath Road, UB3 5AP

Thank you for your instruction to undertake an assessment of the trees at the above site in accordance with BS 5837: 2012 – Trees in relation to design, demolition and construction – recommendations. You asked me to assess any impact of the recently installed hotel building to the north of the site, on the nearby trees, when comparing the implemented scheme to the previously approved scheme. I duly visited the site on the 23rd July 2025 and can now advise as follows.

The previously approved scheme (ref: 41331/APP/2016/1035) was for the Erection of a 4-storey hotel extension building with covered link bridge to existing building. The new application is retrospective application for a similar structure and is sited on the same outline as the previously approved scheme.

Please see the attached arboricultural impact assessment plan which shows the surveyed trees in relation to the new structure. Based on this plan, the arboricultural impacts I assessed are as below:

Tree pruning:

The trees in G16 have been pruned on the south side to allow clearances from the building. The clearances that now exist are necessary for scaffolding during construction works but also to ensure that appropriate clearances exist between the building and the trees to avoid direct damage from branches. The level of pruning undertaken would have been necessary for the previously approved scheme which sat on the same line as the new structure.

Some minor lateral repeat pruning of the trees may be required in the medium term to retain such clearances; however, any such work would not have a significant impact on the health if undertaken in a sensitive manner.

Root protection areas:

Section 4.6.3 of BS 5837: 2012 states that the Root Protection Area (RPA) of each tree should be assessed by an arboriculturalist considering the likely morphology and disposition of the roots, when known to be influenced by past or existing site conditions. The assessed RPAs can be seen on the appended plan where some have amended to take account of the existing structures.

The only trees affected by the works are G16i and G16k which have minor encroachments into the RPAs as can be seen on the appended plan. The encroachments into these RPAs are less than 3% and thus assessed to be within acceptable levels. As with the pruning, the same extent of work would have been needed into these RPAs to implement the previously approved scheme.

Conclusion:

Given that the extent of pruning required and the minor encroachments into the RPAs necessary (of two trees) to implement the new scheme is the same as would have been necessary for the approved scheme, I consider the impact on the trees is negligible.

I hope this is of assistance to you, however should you have any queries please do not hesitate to contact me.

Best regards

A handwritten signature in blue ink, appearing to read 'Glen Harding', with a stylized flourish at the end.

Glen Harding MICFor, MSc (Forestry), MArborA
For and on behalf of GHA Trees

