

Mr Brian Mortimer
Via email only:
BMortimer@oxford-architects.com

Frances Martin
Executive Director for Economic
Growth and Neighbourhood Services

Civic Offices, Bridge Street,
Reading, RG1 2LU

☐ 0118 9373787

Our Ref: 201590

Your Ref:

Direct ☐: 01189374085

e-mail:
Ethne.Humphreys@reading.gov.uk

17 December 2020

Your contact
is:

Ms Ethne Humphreys, Planning

Dear Mr Mortimer,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 201590

Application type: Approval of Conditions

Address: Hanover House 202 Kings Road Reading

Proposal: Application for approval of details reserved by condition 4 of permission 201199 (Arboricultural Method Statement and Tree Protection Plan).

I refer to your application as described above.

I write with regards to conditions 4 (Arboricultural Method Statement and Tree Protection Plan) of planning permission ref. 201590/FUL.

Condition 4 (Arboricultural Method Statement and Tree Protection Plan)

The arboricultural method statement and tree protection plan details, as shown on the following:

- Arboricultural Method Statement ref: 5648/20-02 Rev 3, dated 08/12/2020 and received 08/12/2020
- Tree Protection Plan ref: PJC/5648/20/B Rev A, dated 02/11/2020 and received on 7/12/20

are hereby **approved** pursuant to condition No.4 of planning permission 201590.

The applicant is reminded that the Arboricultural Method Statement includes the requirement for arboricultural supervision. Therefore, in order to fully discharge this condition, the Local Planning Authority will expect to evidence that the AMS has been implemented. This should be possible through regular arboricultural supervision visits and records (written and photographic) to be submitted to the LPA. The condition will only be considered to have been discharged providing that the development is undertaken in accordance with the approved details. Please contact the Natural Environment Team on 0118 937 2440 for further advice and/or to arrange any inspections.

For clarity, given the protection status (TPO and/or Conservation Area status) of trees on site, the works as listed in the AMS are agreed and a separate Tree Works application and S211 Notice are not required. You are, however, advised the following:

“It is noted that two dead trees are to be removed (T3 Mountain ash and T13 Cherry), both subject to conservation area status. Under Section 213 (1) of the Town and Country Planning Act 1990, a landowner is under a duty to replace a tree which is removed because it is dead or dangerous. The duty on the landowner is to plant another tree of an appropriate size and species at the same place as soon as he or she reasonably can. In this case the Council would expect two replacement trees of 10-12cm girth and 3m high to be planted within the soft landscape areas of the property in the planting season (Nov-March) following or at the time of felling, whichever is soonest. The species should be agreed with the Council”.

The applicant is also reminded of the need to obtain access rights from the adjacent land owner in order to implement the tree measures to comply with the condition.

The above conditions, where a submission is required and has been provided, shall have been considered to have been discharged, providing that the development is undertaken in accordance with the approved details.

Please note that it is the responsibility of the developer to ensure that all relevant conditions are complied with during the construction and/or subsequent use of the development.

I trust the above is satisfactory, however, please contact me should you have any queries.

Yours sincerely

Ethne Humphreys

Ethne Humphreys
Senior Planning Officer