



Mrs K Abram
74 Northcourt Avenue
Reading
RG2 7HQ

Giorgio Framallicco
**Head of Planning,
Development and Regulatory
Services**

Civic Offices, Reading, RG1 2LU
☎ 0118 937 3787

Our Ref: 172039/TPO
Your Ref:

Direct: ☎01189 372440
Email: sarah.hanson@reading.gov.uk

30 November 2017

Your contact is: Sarah Hanson, Planning and Building Control

Dear Mrs Abram

**RE: PROPOSED FELLING OF ONE LAWSON CYPRESS AT 74 NORTHCOURT AVENUE,
READING - T4 OF TREE PRESERVATION ORDER NUMBER 18/10.**

Thank you for your application of 14 November 2017, regarding the above.

Further to my pre-application response of 18 October 2017 (ref 171585/PREAPP), I can confirm that the following proposed works, as detailed in your application, are approved subject to the conditions below:

- T4 Lawson cypress – fell.

My pre-application response commented on 1) the impact of work required to eliminate the perceived health and safety issues with the low branches, 2) nuisance issues with the tree, 3) likely work required as a result of current damage caused by wires and 4) its amenity value. It was determined that the amenity value was limited such that felling would not have a significant detrimental impact on the locality hence this was the overriding factor in deciding whether felling would be acceptable.

You will note that condition 4 below requires a replacement tree of a species to be agreed with the Council. I provided some guidance on potential species in the pre-application response.

Conditions

1. Five days notice in writing shall be given to the Council prior to undertaking the approved works.

Reason: To ensure that the Local Planning Authority is given sufficient notice of the works to enable the effective monitoring of tree work within the Borough.

2. All tree surgery shall be in accordance with BS 3998: (2010) Tree Work - Recommendations.

Reason: To ensure that all works are carried out in an acceptable arboricultural manner

3. This decision is valid for two years from the date of this notice after which the consent lapses

4. Following the felling of the tree authorised by this consent, one replacement tree of a minimum 10-12cm girth and 3m in height shall be planted within the rear garden during the planting season (Nov-March) following or at the time of the felling of the tree, whichever is soonest. The species shall be agreed with the Council.

Planting should be carried out in accordance with clause 10 (Planting) of BS 8545:2014 'Trees: from nursery to independence in the landscape - Recommendations'

Should the replacement tree be removed, die or become severely damaged or seriously diseased, all within 5 years of planting, it shall be replaced by a tree of a similar size and species to that originally planted. Modifications to the requirements of this condition must be agreed in writing with Reading Borough Council Natural Environment Team.

PLEASE NOTE: The requirement to replant is the responsibility of the tree owner even if the application was submitted by another person.

Reason: To retain the present visual amenity value of the area and ensure continuity of tree coverage.

Informatives

1. Removal of dead or dangerous wood: This does not require the formal consent of the Council. However written notice must be given 5 working days in advance of removing dead wood. Where a branch is deemed to be 'dangerous', i.e. where works are 'urgently necessary to remove an immediate risk of serious harm', you are required to give notice to the Council 'as soon as practicable after the works become necessary'.

2. Disturbance of wildlife: It is an offence under the Wildlife and Countryside Act 1981 (as amended) to disturb roosting bats or nesting birds. It is advisable to consult your tree surgeon/consultant to agree an acceptable time for carrying out any work. Wildlife and habitat controls are administered by Natural England who can be contacted on 0300 060 3900; enquiries@naturalengland.org.uk

If you wish to appeal against any of the conditions attached to this consent, please contact the Planning Inspectorate within 28 days of receipt of this letter to obtain the relevant forms:

The Environment Appeals Team, The Planning Inspectorate, Room 3/25, Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN

Email: environment.appeals@pins.gsi.gov.uk

Tel: 0117 372 8192

If you require any further assistance, please do not hesitate to contact me on the above number.

Yours sincerely

Sarah Hanson

Sarah Hanson
Natural Environment Officer