



Mr I Kendrick
Ian Kendrick Ltd
Vines Farm Estate Office
Cane End
Reading
RG4 9HE

Emma Gee
Acting Executive Director for
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Neighbourhood Services

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Our Ref: PL/25/0034
Your Ref:

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

26 March 2025

Your contact is:

Sarah Hanson: Planning, Transport & Public Protection

Dear Mr Kendrick

RE: PROPOSED WORKS TO ONE OAK TREE AT 5 MAPLEDENE - T13 OF OF TREE PRESERVATION ORDER NUMBER 8/05.

Thank you for your application of 6 January 2025, received on 8 January, regarding the above.

Your application sought approval for:

*Remove dead wood from G1
T13 Oak - reduce back overhang to 6m; approx. 3m reduction*

The removal of dead wood does not need formal consent so can be done at any time - we ask for notice, and I will take your application as such.

In my acknowledgement email of 8 January, I sought clarity on whether you were seeking to remove all branches overhanging the garden of No. 6 back the boundary of No.5/6. Your response of the same date stated: *'The work on T13 the oak tree is to reduce the overhang of the tree back away from the garage and the neighbour's extension'*. You advised that a site visit would be prudent to be sure.

Following my visit of 7 February, I contacted you on the same date with some queries, my email stating:

Your application proposed to 'reduce back overhanging to No. 6 by approx. 3m' and you confirmed via email that the pruning is to 'reduce the overhang of the tree back away from the garage and the neighbours extension'.

I attach photos I took for reference.

It was evident on site that the main scaffold branches of the Oak overhanging both properties are largely bare until the ends, where all the foliage bearing branches are. Reducing the branches, i.e. removing some of this foliage area, needs to therefore be approached with caution in order to avoid the branches going into decline.

With regard to the branches overhanging the garage of No. 5, Mr Murgatroyd agreed that lifting to give clearance above the garage would be fine, hence I have amended the application in this respect to that agreed on site.

With regard to the branches overhanging the neighbours and their new orangery, it is unclear what extent you are proposing. A reduction of 3m is difficult to envisage when all branches are of different lengths, but I assume you mean for the outer-most tip closest to No. 6? With reference to the above, this would remove a significant portion of the foliage bearing part of the branch hence is a concern and would still leave some parts of the tree overhanging. It is unclear whether the work is required from an arboricultural point of view and whether it would actually achieve something tangible to make it worth the harm to the tree or expense to Mr Murgatroyd. Are you able to elaborate or provide further justification for the proposed works, and clarity with annotation of any of the attached photos.

Your response of 8 February stated that: 'The aim of these works is to reduce the spread of the oak tree over the garage of No 5 and the new orangery of No 6' and you confirmed that the photos I provided showed the areas of the tree to be pruned. No clarity on the work or responses to my concerns were given nor were annotated versions of my photographs provided, as requested. My email of 12 February advised you of this and I provided my photographs again, this time in a Word document, for ease of annotation.

Annotated photographs were received via post on 19 February. These indicated the pruning extent of the branches with straight lines. As still no comment was received with these in response to my concerns, I sought input again in my email of the same date.

I chased a response on 4 March and in your response email of the same date you stated: 'I have sent you written and pictures (your pictures with ideas of cut lines) of the requested works by Mr Murgatroyd and the reasons why we are asking'. My email of 4 March in response stated:

Unfortunately you haven't responded to my specific queries.

I received your annotated photos, which were accompanied by a print out of the email exchange below, up until 12 February.

You have stated the reasons for the work in your email of 8/1/25; that being 'to reduce the overhang of the tree back away from the garage and the neighbours extension'.

However, my post-visit email of 7 February expressed concerns and asks for your further comment - as I reiterated in my emails of 12 & 19 February (all below). That is what I am specifically referring to. Did you wish to comment further?

No further response was received.

The orangery at No. 6 has been constructed within the last year. During the application process, great care was taken to consider the impact on the Oak in order to avoid harm to its root system from construction and related works. The neighbour was fully aware of the tree and its protection status prior to construction. The Arboricultural Method Statement submitted under application PL/24/0499 (available to view on-line) indicated the tree to be in good structural and physiological condition, albeit some defects were noted that Mr Murgatroyd may wish to seek further advice on.

No comment has been provided within your application on the condition of the tree nor have concerns been expressed to indicate that it poses an unacceptable threat to the neighbours from e.g. poor condition or defects. There is therefore no arboricultural evidence put forward for the pruning of the branches overhanging No. 6.

I expressed concern about the loss of foliage from the branches as a result of the proposed work, however no response to those concerns has been received.

Given the above, the reduction of the branches overhanging 6 Mapledene is refused.

I can confirm that the following proposed works, as added on site, are **approved** subject to the conditions below and with reference to the annotated photographs below:

- T13 Oak - crown lift to 1m above the apex (tallest point) of the garage



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. Climbing spikes shall not be used whilst undertaking any form of works on living trees, except on trees to be felled.

Reason: Spikes can cause extensive long-term damage

Informatives

1. You are advised that, in accordance with Part 4, 17 (4) of The Town and Country Planning (Tree Preservation)(England) Regulations 2012, this decision is valid for one pruning operation (as per the approved specifications) to be undertaken within two years from the date of this notice, after which the consent lapses and a new application will be required.

2. Removal of dead or dangerous wood from a live tree: This does not require the formal consent of the Council. However you are encouraged to give 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'.

3. 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 030 6000

4. It is best to avoid works in the period immediately before or during bud burst and leaf fall to minimise the effect on the long-term health of the tree

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:

Trees and Hedges
Room 3A Eagle Wing
Temple Quay House
2 The Square, Temple Quay
Bristol BS1 6PN

Telephone: 0303 444 5000

E-mail it to: treeandhedgeappeals@planninginspectorate.gov.uk

Website: [Tree Preservation Orders and trees in conservation areas - GOV.UK \(www.gov.uk\)](http://www.gov.uk/government/topics/trees-and-woodland/tree-preservation-orders)

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

C.c. Mr Murgatroyd, 5 Mapledene