



Mr C Thorpe
Chetsers Place Limited
The Granary
1 Waverley Lane
Farnham
Surrey, GU9 8BB

Emma Gee
Acting Executive Director for
Economic Growth and
Neighbourhood Services

Bridge Street, Reading RG1 2LU
☎ 0118 9373787

Our Ref: PL/25/1109
Your Ref:

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

11 August 2025

Your contact is:

Sarah Hanson: Planning, Transport & Public Protection

Dear Mr Thorpe

**RE: PROPOSED WORKS TO ONE HORSE CHESTNUT TREE AT 1029 OXFORD ROAD,
READING - T1 OF TREE PRESERVATION ORDER NUMBER 172/06.**

Thank you for your application of 6 August 2025 regarding the above, with accompanying BS5837 Arboricultural Impact Assessment & Method Statement dated May 2025 from Tamla Trees.

As you know, we have discussed the Horse chestnut during the processing of your planning application (PL/25/0102) - not yet determined. It was agreed as part of that application that the tree could be removed due to its poor condition and that landscaping would allow for a replacement tree, as required under the TPO, with a second tree on the frontage to match. For certain reasons, you have submitted this tree works application to resolve the removal of the tree prior to a decision on your planning application.

In terms of replacement, we discussed and agreed on Acer platanoides Emerald Queen. However, I have left the replacement condition open below in case of e.g. any changes, delays or lack of availability of this species/cultivar. For clarity, 'the same place', as referred to in Condition 3, allows for several metres in any direction so does not need to be taken literally.

I can therefore confirm that the following proposed work, as detailed in your application, is approved subject to the conditions below:

- T1 Horse chestnut - fell

You advised that you have your tree surgeon booked for this Wednesday (13th) so you can ignore Condition 1 unless that date changes.

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. Following the felling of the tree authorised by this consent, one replacement tree of a minimum 12-14cm girth and 3.5m high (at time of planting) shall be planted in the same place 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 Natural Environment Team prior to purchase and planting.

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. 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. 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

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-hedges)

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. Anthony Scholes, Principal Planning Officer, RBC