



Mr T Iski
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Emma Gee
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Our Ref: PL/25/1270
Your Ref:

Direct: ☎01189 937 2458
Amy.daly@reading.gov.uk

30th September 2025

Your contact is:

Amy Daly: Planning, Transport & Public Protection

Dear Mr Iski

RE: PROPOSED WORKS TO 2NO. HONEY LOCUST TREES AT ABBOTS HOUSE, ABBEY STREET, READING - T7 & T8 OF TREE PRESERVATION ORDER NUMBER 60/05.

Thank you for your application of 7th September 2025, regarding the above.

Your application initially included no pruning specification, focusing only on the issues experienced with the trees.

Through email correspondence with Sarah Hanson, you proposed in your email of 13th September 2025: *2m reduction from the height and 2m reduction from the spread*

Your reasoning for the proposed works was to aim to alleviate residents' concerns regarding nuisance associated with trees such as leaf fall and bird droppings which were falling onto the resident's cars in the car parking area.

The work proposed was effectively a repeat proposal of the works refused under application 221847 and PL/24/1438 and, as a result of pre-submission correspondence and post submission email exchanges, it was envisaged that an application for lesser works would be put forward. A site visit was then arranged so we could assess the application and discuss a way of moving forward.

Further to mine and Sarah Hanson's visit on 25th September 2025, I have the following comments:

We had discussed several matters during our site visit but only those relevant to the TPO I will mention in this letter.

The deadwood within the trees was discussed. We had informed you that tree owners have a 'duty of care' under the Occupiers Liability Acts to ensure that their trees do not pose an unacceptable risk to people or property. Trees should therefore be inspected on a suitably regular basis so that any tree defects that present a risk, such as deadwood, can be identified and works to eliminate/minimise the risk can be proposed. I would expect the removal of deadwood and works identified as necessary for Health and Safety reasons to be undertaken by the tree owner (in this case the management company). The removal of deadwood from trees subject to a TPO does not require formal consent from the Council, but a 5-day notice is required instead. I have included the removal of deadwood to both trees in the approved works for ease of reference.

The proposed canopy reductions were also discussed. As stated in the refusal letter for both previous applications, we only accept overall canopy reductions for arboricultural reasons. We do not accept nuisance as appropriate justification to restrict the size of seemingly healthy trees and thereby reduce their amenity value. If nuisance was considered reasonable for such works, this would set an unwelcome precedent, resulting in tree loss and canopy cover loss throughout the Borough.

That being said, we do appreciate the residents concerns and we do consider there to be scope to undertake a level of works. As discussed, and agreed during our site visit, the approved works will not eliminate all of the nuisance, but we hope this helps alleviate the issues raised.

I can therefore confirm that the following proposed works, as discussed and agreed during our site visit, are approved subject to the conditions below and with reference to the annotated photograph provided:

- T7 Honey Locust: reduce the upper canopy (see Figure 1) overhanging the car park by approximately 1m from furthest extremity i.e. taken from the point of the longest branch, leaving suitable growth points and a natural canopy shape; remove deadwood
- T8 Honey Locust: reduce the canopy over the car park to approximately 1.5m back from the northern edge of the car parking spaces, leaving suitable growth points and shaping the upper canopy appropriately to form a natural canopy shape (see Figure 2); remove deadwood



Figure 1 - T7 upper canopy to be reduced

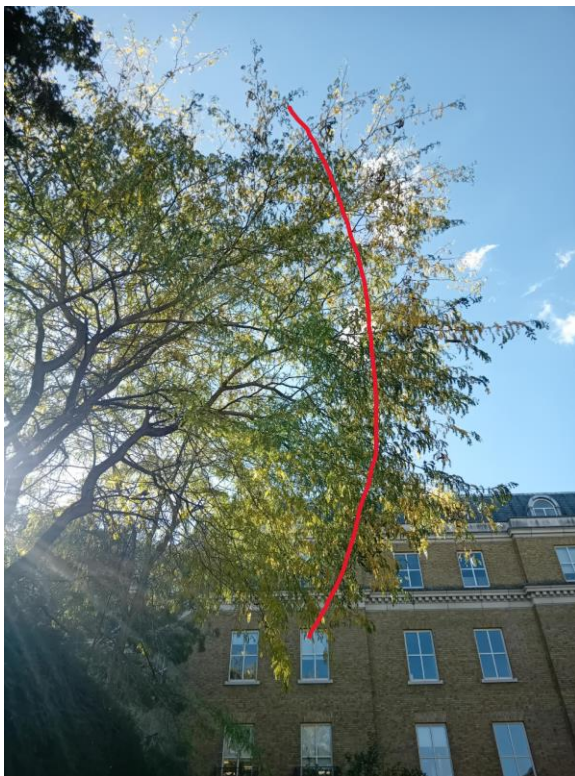


Figure 2 - T8 canopy reduction over car park

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. The approved canopy reductions shall be undertaken in mid-late Summer (July - September) when the tree's energy reserves are at their height or during the Winter months of December - January during the period of dormancy.

Reason: Taking into account the tree's phenological cycle and in order to avoid any unnecessary detriment to the tree as a result of the pruning work.

4. 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. Tree work consents on land not owned by the applicant: It is strongly recommended that the owner of the tree be advised of any proposed works. The owner's permission must be sought if the tree works involve work past the boundary line. This consent does not in any way imply that this Council has informed the owner of sought permission or will condone the use of consents to force any landowner to grant such permission.

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

Amy Daly

Assistant Natural Environment Officer

On Behalf of Sarah Hanson, Natural Environment Officer

C.c Miss Henness, Abbots House