



Mrs S Ishfaq
54 Calder Close
Reading
RG30 4XL

Emma Gee
Executive Director for
Economic Growth and
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Our Ref: PL/25/1202
Your Ref:

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

2nd October 2025

Your contact is:

Amy Daly: Planning, Transport & Public Protection

Dear Mrs Ishfaq

RE: PROPOSED WORKS TO 1NO. COUNCIL OAK TREE TO THE REAR OF 54 CALDER CLOSE, READING - T1 OF TREE PRESERVATION ORDER NUMBER 3/17.

Thank you for your application of 26th August 2025, regarding the above.

Following an email exchange between yourself and my colleague Sarah Hanson of 26th August 2025, it is noted that your application seeks to prune the tree as far back to the boundary line as possible. As you are aware, pruning the tree entirely back to the boundary line was refused in July 2020 under application 200782, however, lesser works were approved and considered reasonable. A site visit was required to assess whether a repeat of these approved works would be considered appropriate in this circumstance.

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

The reduction of the main branch in the lower-mid canopy growing over the garden is considered reasonable as it is a repeat of that approved in 2020. The reduction of the lower secondary branch, beneath this main branch, is also considered reasonable as it was also approved in 2020. Please refer to Figure 1.

For the remainder of the canopy, as discussed on site, we have tried to identify works which find a balance between alleviating your concerns whilst not being detrimental to the tree's health; with the condition of the crown indicating a decline in vitality since 2020. We have identified some additional branches to be reduced/removed to help reduce the amount of overhanging branches into your garden and your neighbours, whilst not removing a significant amount of the tree's foliage.

I can therefore confirm that the following proposed works, as detailed in your application, are approved subject to the conditions below and with reference to the annotated photographs provided:

- Reduce 1no. main branch back to previous pruning points by removing 3no. identified branches, leaving 25mm stubs (see Figure 1); reduce the lower secondary branch by removing no more than one third of the foliage (note this is not the same as a reduction by one third of its length).
- Reduce 1no. secondary branch back to previous pruning points by removing 2no. identified branches and retaining the remainder of the growth/foliage (see Figure 2), leaving 25mm stubs.
- Remove the epicormic growth from the main stem and structural branches up to the point shown in Figure 3.
- Crown lift remaining canopy overhanging the garden to 5m above ground level, leaving suitable growth points.

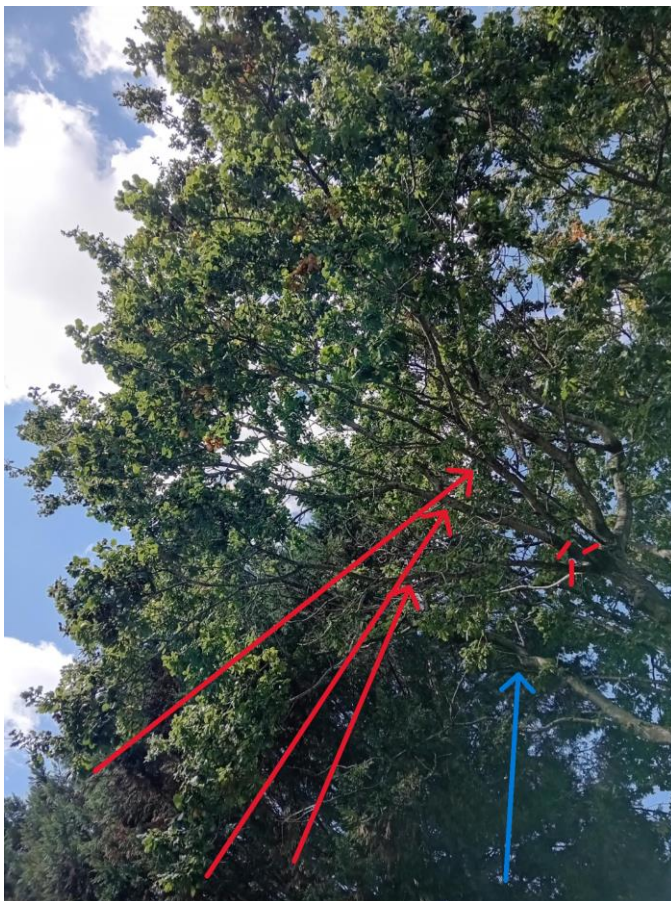


Figure 1: reduce main branch back to previous pruning points by removing 3no. identified branches (red); reduce lower secondary branch (blue) by removing no more than one third of its foliage, retaining the remainder of the live foliage

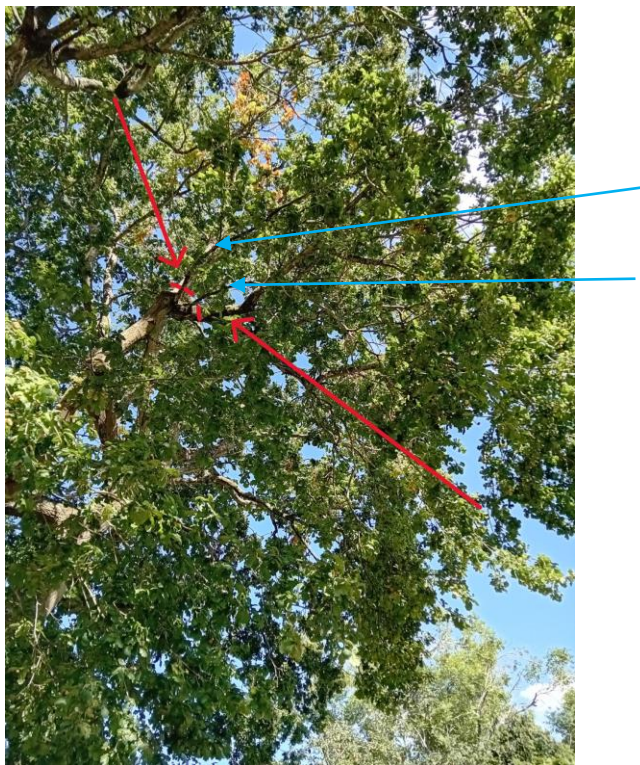


Figure 2: reduce branch back to previous pruning points by removing 2no. identified branches, retaining the remainder of the growth/live foliage (example growth indicated by the blue arrows)

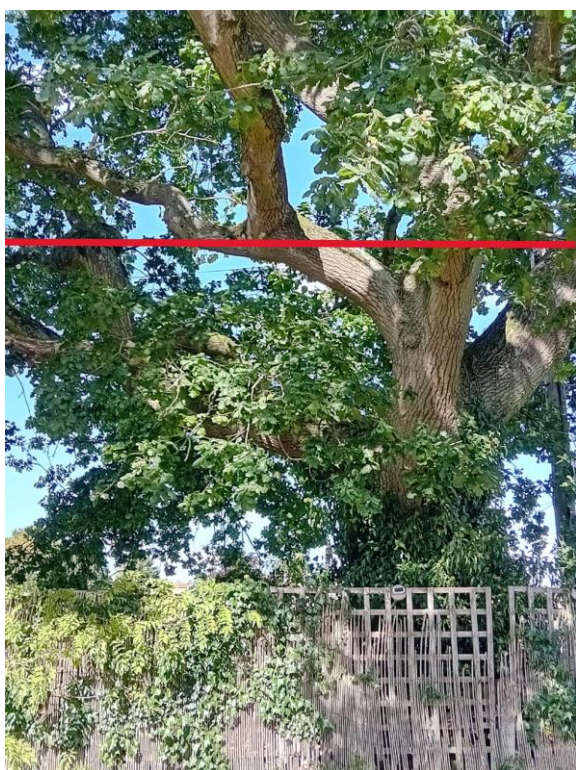


Figure 3: remove epicormic growth from the main stem and structural branch up to the line

Please note that when reducing back to previous pruning points that some of the pre-existing foliage is to be retained in order to maintain physiological function of the branches and thereby reduce the probability of dieback or death, as per the BS3998 recommendations. Stubs of 25mm are also to be retained to aid the regeneration of regrowth and to limit the onset of decay into the parent branches.

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.

4. The works hereby approved shall not be carried out in the period immediately before or during leaf fall or bud burst.

Reasons: to minimise the effect of the works on the long term health of the tree.

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

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