



Mr J Smith
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Emma Gee
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21st October 2026

Your contact is:

Amy Daly: Planning, Transport & Public Protection

Dear Mr Smith

RE: PROPOSED WORKS TO 8NO. LONDON PLANE TREES AT 25 ROSE KILN LANE (HONDA), READING - T1-T8 OF TREE PRESERVATION ORDER NUMBER 109/09.

Thank you for your application of 25th August 2026, regarding the above.

Further to mine and my colleague Sarah Hanson's visit on 4th September 2026, I have the following comments:

The proposed crown lifting to all London Plane trees (except T5) are considered reasonable for ground clearance purposes, both above the adjacent car park and public highway. During our site visit, we identified specific branches to be removed as part of the crown lifting which are detailed in the approved works along with annotated photographs. I acknowledge that you provided annotated photographs, although we struggled to assess these and match them to relevant 'T' numbers on site; I have included an extract of the TPO plan below the approved works for ease of reference and avoidance of doubt.

All branch removals that are being removed from the main stems are those relatively small in diameter or are of poor form and unlikely to grow into structurally sound branches, or that have been damaged or pruned in the past. It is best that these branches are removed whilst they are still small in diameter to minimise the size of the pruning wounds (which are entry points for decay/dysfunction) and have the best chance of successfully occluding. Similar crown lifting works were approved in 2021 and 2024 (application references: 211538 & PL/24/1445 respectively), hence these works are considered regular maintenance of these trees. The pruning of T1 London Plane to clear the CCTV camera was also included in the 2024 application, which these works repeat.

The re-pollarding to T5 London Plane is also considered reasonable as part of routine maintenance. As the tree has been pollarding previously, re-pollarding forms a cyclical management programme taking place on a suitably regular basis (typically every 3-5 years). This tree was initially approved to be pollarded in September 2023 (application reference: 231231), and with three years passing since then, it is now an appropriate time to undertake re-pollarding (please note Condition 3).

I can therefore confirm that the following proposed works, as detailed in your application with specific details added following our site visit, are approved subject to the conditions below and with reference to the annotated photographs below:

T1 London Plane:



- Remove three secondary branches (red) & one forked/twin branch (blue) back to source; crown lift secondary growth, through 360°, to approximately 3.5m above ground level over the car park & pavement and approximately 5.5m above ground level over the road; reduce secondary growth growing towards the CCTV unit to provide 1m of vertical and horizontal clearance of the pole and CCTV camera, leaving suitable growth points

T2 London Plane:



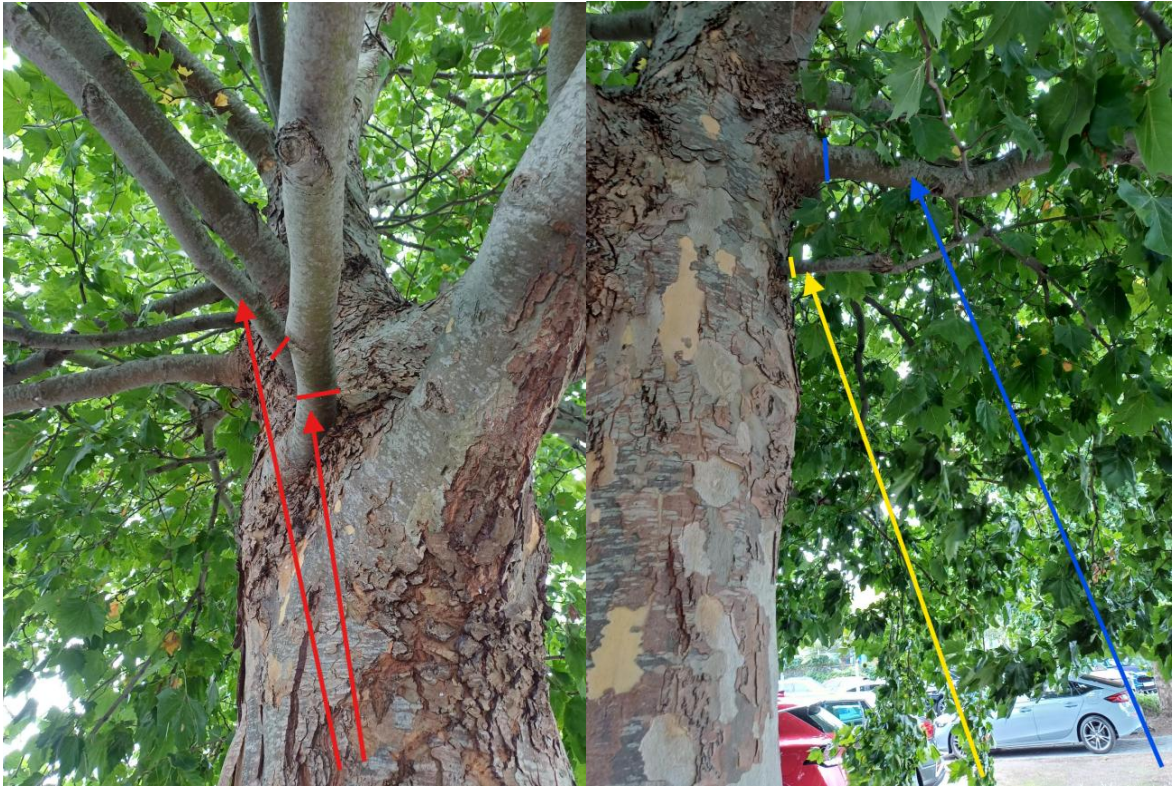
- Remove one forked/twin branch (blue), one stubbed branch (yellow), one small secondary branch (red) and the lower branch of the forked branch (pink) back to source; crown lift secondary growth, through 360°, to approximately 3.5m above ground level over the car park & pavement and approximately 5.5m above ground level over the road, leaving suitable growth points

T3 London Plane:



- Remove two small lower branches (red), one stubbed branch (yellow) and small secondary branches over the car park (blue) back to source; crown lift secondary growth, through 360°, to approximately 3.5m above ground level over the car park & pavement and approximately 5.5m above ground level over the road, leaving suitable growth points

T4 London Plane:

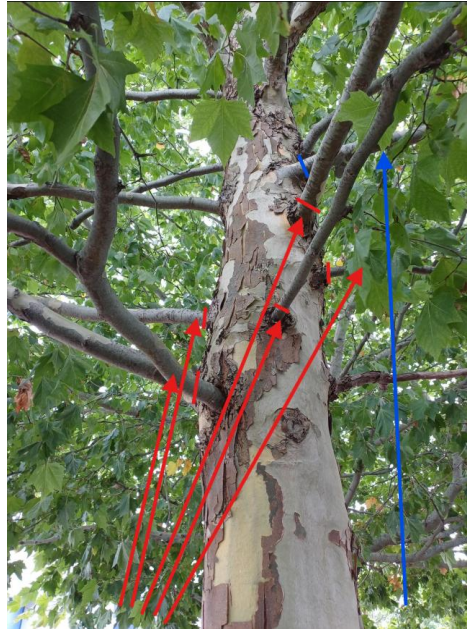


- Remove two small lower branches (red), one stubbed branch (yellow) and the damaged branch over the road (blue) back to source; crown lift secondary growth, through 360°, to approximately 3.5m above ground level over the car park & pavement and approximately 5.5m above ground level over the road, leaving suitable growth points

T5 London Plane (no photograph):

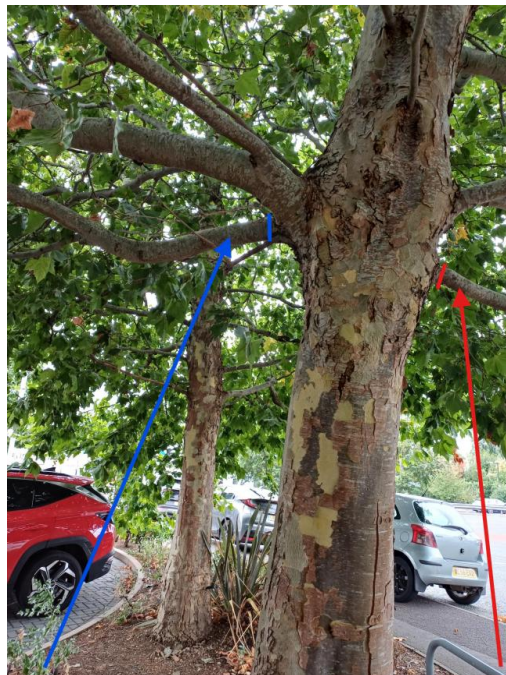
- Re-pollard back to previous pollard points, leaving 25mm stubs to aid in the regeneration of new growth

T6 London Plane:



- Remove the six lowest small branches (red), including the damaged branch growing towards the road being the highest (blue), back to source; crown lift secondary growth, through 360°, to approximately 3.5m above ground level over the car park & pavement and approximately 5.5m above ground level over the road, leaving suitable growth points

T7 London Plane:



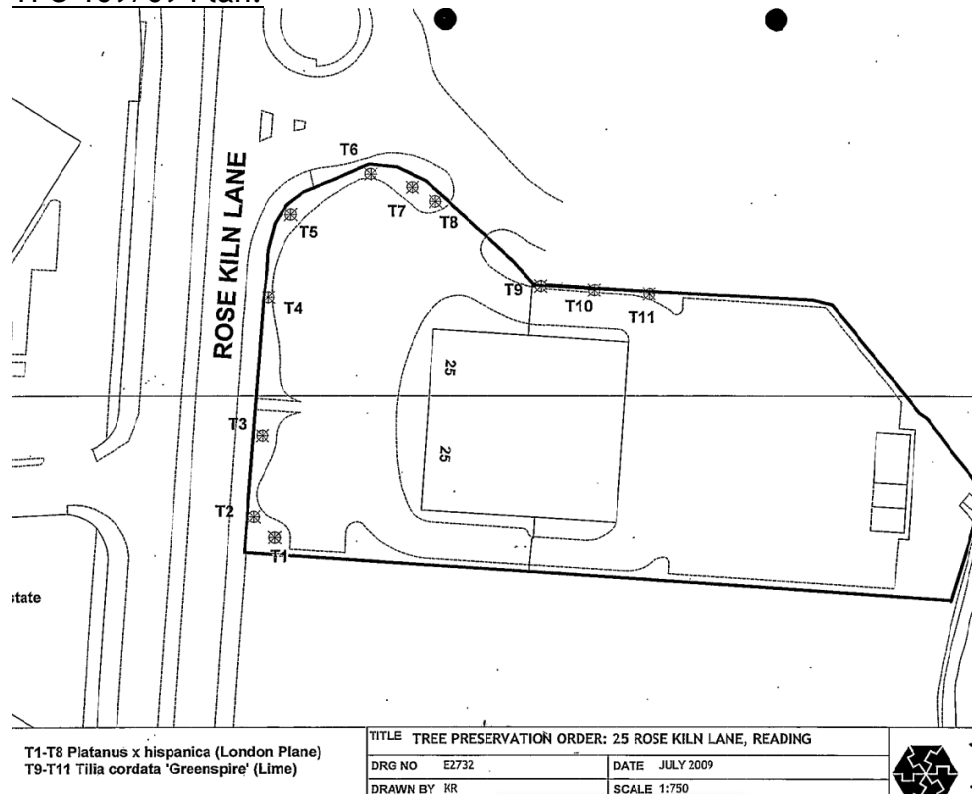
- Remove the lower branch of the forked branch (blue) and the lowest branch over the road (red) back to source; crown lift secondary growth, through 360°, to approximately 3.5m above ground level over the car park & pavement and approximately 5.5m above ground level over the road, leaving suitable growth points

T8 London Plane:



- Remove cluster of three branches over the car park (blue) and one small secondary branch over the road (red) back to source; crown lift secondary growth, through 360°, to approximately 3.5m above ground level over the car park & pavement and approximately 5.5m above ground level over the road, leaving suitable growth points

TPO 109/09 Plan:



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 re-pollarding to T5 Plane 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. 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

5. 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.

6. Crown lifting of trees over the footpath and carriageway: If the clearance of vegetation overhanging the highway only involves the removal of branches to give a ground clearance to the statutory heights of 2.75m over the footpath and 5.5m over the road, this does not require formal consent from the Council. You are advised, however, to give notice to the Council of these intended works in order that they can be agreed.

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:

Planning Inspectorate
C/O Quadient
69 Buckingham Avenue
Slough
SL1 4PN

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

Amy Daly

Assistant Natural Environment Officer

On Behalf of Sarah Hanson, Natural Environment Officer

C.c. Mr Crook, Marshall Honda Reading