

Place Division / Development Management

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Simon Stephens
SJ Stephens Associates Ltd
21 Stokke Common
Great Bedwyn
Marlborough
SN8 3LL

Letter Printed 8 November 2024

FOR DECISION DATED
8 November 2024

Dear Sir/Madam

**The Town and Country Planning (Trees) Regulations 1999
Decision Notice**

Application: 24/T0795/TPO
Your ref: 252 KINGSTON ROAD TREE WORKS
Our ref: DC/SLA/24/T0795/TPO/TPO
Applicant: Mr Simon Stephens
Agent: Simon Stephens

WHEREAS in accordance with the provisions of the Town and Country Planning Act 1990 and the Orders made thereunder you have made an application(s) received on 13 September 2024 for permission of the Local Planning Authority to carry out works to (a) tree(s) on land situated at:

252 Kingston Road Teddington TW11 9JQ

As described in the attached schedule

NOW THEREFORE WE THE MAYOR AND THE BURGESSES OF THE LONDON BOROUGH OF RICHMOND UPON THAMES acting by the Council of the said Borough, the Local Planning Authority, HEREBY GIVE YOU NOTICE pursuant to the said Act and Orders made thereunder that permission to carry out tree work(s) on the said land in accordance with the said application is hereby **GRANTED** subject to the conditions and informatives summarised and listed on the attached schedule.

Yours faithfully

A handwritten signature in black ink, appearing to read 'R. Angus'.

Robert Angus
Head of Development Management

SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION 24/T0795/TPO

APPLICANT NAME

Mr Simon Stephens
Savernake Barn, Stokke Common, Great
Bedwyn
Marlborough
SN8 3LL
United Kingdom

AGENT NAME

Simon Stephens
21 Stokke Common
Great Bedwyn
Marlborough
SN8 3LL

SITE

252 Kingston Road Teddington TW11 9JQ

PROPOSAL

As per report attached - All trees TPO'd except G36 (covered by TCA)

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

U0192489	
U0192490	Condition of Replanting
TP03	BS3998 (2010)

INFORMATIVES

P02	Section 78 - Appeal
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Additional Standard Informatives
Protected Species and Habitat

DETAILED CONDITIONS AND INFORMATIVES

DETAILED CONDITIONS

U0192489

The proposed application is acceptable, and the council permit the work.

U0192490 Condition of Replanting

To sustain and enhance local tree cover and amenity provision, replanting is required for removal of the following trees:

T18 Silver Birch.
T19 Silver Birch.
T23 Weeping Willow.
T34 Silver Birch.
T35 Silver Birch.

In this respect for each tree removed, you are required to replace it with the same species and replant, in the same or similar positions, during the next planting season after removal (November 2024 - March 2025) with one nursery grown, container grown stock trees for each tree removed. These must be of a minimum size of 3m in height and 10cm girth at the time of planting. This is known commonly as size 'standard' from tree nurseries.

If within a period of 5 years from the date of planting that tree or any tree planted in replacement for it, is removed, uprooted, destroyed or dies (or becomes in the opinion of the local planning authority seriously damaged) then the tree shall be replaced to reflect the specification of the approved planting scheme in the next available planting season or in accordance with a timetable agreed in writing with the local planning authority.

The tree must be planted in accordance with the Code of Practice for General Landscape Operations BS4428 1989 and BS 8545:2014 Trees: from nursery to independence in the landscape recommendations.

Trees must be watered throughout the growing season (April to October) ideally with rainwater to field capacity to ensure establishment. Trees should be mulched to reduce competition for water and soil drying. Stake and tie maintenance should be undertaken as required but support checked during each visit.

TP03 BS3998 (2010)

The proposed work is to be carried out to British Standard 3998 (2010) Tree Work Recommendations, by a reputable tree surgeon to the satisfaction of the Tree Preservation Officer who should be informed of the date of commencement of work.

DETAILED INFORMATIVES

P02 Section 78 - Appeal

The applicant's attention is drawn to Section 78 of the Town and Country Planning Act 1990, by which an appeal may be made to the Secretary of State within 28 days of notification of this decision.

Additional Standard Informatives

1. If you alter the proposals in any way a further application(s) will be required. Accordingly, you should contact the Tree Preservation Officer of Environment |Planning and Review Department, Civic centre, 44 York Street, Twickenham TW1 3BZ.

2. You are advised that if you are not the owner(s) of the tree(s) the subject of the approval(s) that the permission of the tree owner(s) will be required prior to the commencement of work(s). Accordingly, if you are not the owner(s) you should discuss the application(s) with them forthwith.

Protected Species and Habitat

The decision of the council in this notice does not obviate the need to comply with legislation and regulations pertaining to the protection of the environment, habitat, and wildlife. It is the responsibility of the landowner and those in undertaking works on their behalf, to ensure that works do not either intentionally or recklessly disturb flora, fauna and habitats afforded protection.

Legislation related to these matters includes but is not limited to:

- The Wildlife and Countryside Act 1981
- Countryside and Rights of Way Act 2000
- Protection of Badgers Act 1992
- The Conservation of Habitats and Species Regulations 2017

Anyone proposing to carry out work on a tree which may be used as a roost site for bats or by other protected species should first consult Natural England Reading Office, 5th floor, Northgate House, 21-23 Valpy Street, Reading, Berkshire, RG1 1AF. Tel: 0300 060 3900 <http://www.naturalengland.org.uk>

END OF SCHEDULE OF CONDITIONS AND INFORMATIVES FOR APPLICATION
24/T0795/TPO

TPO Applications

Making an Appeal – Summary Guidance

Whether to appeal

If the Local Planning Authority (LPA) turn down your application, you should look carefully at the reasons why they turned it down before you make an appeal. You should speak to the LPA to see if you can sort out the problem - perhaps by changing your proposal. An appeal should only ever be a last resort.

Type of appeal:

Planning Application

Appeal time:

Within 28 days of the date of the council's decision letter.

Who can appeal?

The applicant or their agent may lodge an appeal.

The right of appeal:

You can appeal against the council's decision:

- If you applied to the Local Planning Authority and they:
 - Refused permission;
 - Gave permission but with conditions you think are inappropriate;
 - Haven't approved the details of a scheme which they or the Secretary of State have already given outline planning permission for or;
 - Have approved the details of a scheme but with conditions you think are inappropriate or unreasonable.
- If the LPA rejected a proposal arising from a condition or limitation on a planning permission.
- If the LPA don't decide your application within the time allowed. Normally the time allowed is eight weeks from when they accept your application.
- If the LPA told you they needed more information before they could decide your outline planning application, but you do not want to supply this.

You will make your appeal to the Department for Communities and Local Government of which the Planning Inspectorate is a part. Most are decided by specialist officers in the Planning Inspectorate. Only the person or business applying for consent to display an advertisement may appeal. If the council issues a discontinuance notice, only those on whom the notice is served may appeal.

The appeal process:

Appeals must be made

- Online at www.planninginspectorate.gov.uk, or
- Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

It will be expected that all appeal documentation will be submitted electronically.

The process is fully documented on the website of the Planning Inspectorate www.planninginspectorate.gov.uk, however in summary there are three main types of appeal:

Written procedure:

Written evidence is considered from the applicant/agent/business and the council. The council will send copies of any letters of objection or support they received when considering your application. Within six weeks of the Inspectorate receiving your appeal forms the council will send a copy of their statement to the Inspectorate. You must make any comment on these within three weeks.

Hearing procedure:

Hearings allow you and the council to exchange views and discuss your appeal. Before the hearing the council will send a copy of their statement to you and the Inspectorate. You can comment on their statement in writing otherwise the Inspectorate will treat the reasons given in your appeal form as the basis of your case for discussion.

Hearings are usually held in council offices. The Inspector leads the discussion and invites the people involved to put their points across. The Inspector will visit the site unaccompanied before the hearing and will make a further accompanied visit as part of the hearing.

Inquiry procedure:

Inquiries are normally for large-scale applications. A public inquiry is a formal procedure in which both parties have legal representation.

Making your views known on someone else's appeal:

The LPA will notify anyone who took part in the consultations when you first applied for permission that you are appealing. For appeals decided by hearing or inquiry the LPA will tell interested people when and where this will be and let them know that they can attend. The Inspectorate will also take account of the views of certain groups who have a right to comment, for example, owners of a site, local amenity groups and so on.

Costs:

Normally you and the council will pay for your own expenses in an appeal. You can only claim costs when you can show that the council have behaved in an unreasonable way causing unnecessary expense.

Who to contact?

The Planning Inspectorate

Website www.planninginspectorate.gov.uk

Email enquiries@pins.gsi.gov.uk

Telephone 0303 444 5000

Write to Initial Appeals, The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN

London Borough of Richmond upon Thames

Website www.richmond.gov.uk/planning

Email planningappeals@richmond.gov.uk

Telephone 020 8891 1411 for advice

Write to The Appeals Officer, Development Control, Civic Centre, 44 York Street, Twickenham TW1 3BZ