THE ROYAL BOROUGH OF KINGSTON UPON THAMES

Application no: 26/02112/DTN

Date: 8th October 2026

TREE PRESERVATION ORDER CONSENT

Town and Country Planning Act 1990 (as amended)

To: Lisa

The Council of the Royal Borough of Kingston upon Thames, as the Local Planning Authority under their powers provided by the above legislation, do hereby **GRANT CONSENT** for the emergency works under the 5 day exemption provided within the Act as specified in the First Schedule hereto, subject to the conditions (if any) specified in the Second Schedule.

FIRST SCHEDULE

Proposal: T1. Fell one dead hornbeam- due to fungi at base and dead/ proximity to building and pathway.

Address: Shrewsbury House Sports Facility Almshouse Lane Chessington KT9 2ND

Application received on 1st October 2026.

SECOND SCHEDULE

Condition(s):

1. The works shall not exceed the amounts as described in the First Schedule.

2. Under the provisions of Section 206/213 of the Act, the owner of the land upon which the above tree(s) are to be removed is under a duty to plant one replacement tree, of an appropriate size and species, per tree under TPO removed according to the above list. These must be planted as close to the original tree(s) as possible unless agreed otherwise with the Council's Tree Officer. The replacement trees must be planted within the first planting season (Oct 1st - Apr 30th) following the proposed removals.

3. The size of the tree shall be a standard with a height of 2.50 metres, a minimum stem height of 1.75 metres and a girth of 8-10cms to conform with BS: 3936 Part1 (1992).

4. Any replacement trees which within a period of five years from planting are removed, die or become seriously damaged/diseased shall be replaced within the next planting season (Oct 1st to April 30th) with trees of similar amenity value.

Any replacement planting should be carried out with due consideration for overhead and underground services, property boundaries, buildings and potential maintenance. The eventual size of a specimen and

the nature of its rooting structure should also be taken into account when choosing where to plant, in order to achieve the best result for your site.

Plant one of the following from the list below as a replacement species.

a) Hornbeam (Carpinus betulus)

I have to warn you that if one of the above specified replacements is not planted by the end of the first planting season (Oct 1st to April 30th) following the proposed removals, a notice may be served under section 207 of the Town and Country Planning Act 1990 (as amended). However, I trust that such action will not be necessary and I look forward to receiving your full cooperation in this matter. Please ensure that you inform the Council's Lead Tree Officer (james.baker@kingston.gov.uk) with the provision of a photo once the replanting has taken place.

Informative(s):

1. IMPORTANT – The applicant is hereby warned that if the replacement(s) specified above are not planted by the end of the first planting season (Oct 1st-Apr 30th) following the proposed removals, then the matter will be referred to the appropriate committee and authority sought for the service of a notice under section 207 of the Town & Country Planning Act 1990 (As Amended). However, I trust that such action will not be necessary and I look forward to receiving your full co-operation in this matter. **Please ensure that you inform the Council's Tree Officer once the replanting has taken place.**

2. The works should be completed in accordance with BS 3998:2010 and be carried out by a qualified Arboriculturalist / Tree Surgeon.

3. You are advised that by law your notification remains valid for two years from the date of this letter. If the above works have not been completed within this time period, you must re-notify this Council should you wish to undertake the works.

4. This letter is in respect of the Tree Preservation Order legislation only and it does not imply that consent would be forthcoming from the owner of the tree or any such other persons from whom consent would be required.

5. It is an offence to intentionally damage, destroy or obstruct a place which a bat uses for shelter or protection (Schedule 5 wildlife and Countryside Act 1981). It is an offence to intentionally disturb a bird while it is building a nest or is in, on or near a nest containing eggs or young (Schedule 1 Wildlife and Countryside Act 1981). The Countryside and Rights of Way Act 2000 creates an additional offence of recklessly disturbing or damaging bat roosts and / or recklessly disturbing bird nests. For further information on bats contact the Bat Conservation Trust on 0845 1300 228 and for birds contact the Royal Society for the Protection of Birds on 01767 693690.

6. Inspection: A site inspection was undertaken as a desktop assessment, utilising the information and supporting documentation submitted by the applicant in conjunction with the application.
Assessment: The proposed works are considered appropriate.
Recommendation: Approve felling and replant with one replacement tree.

Appeals to the Secretary of State
If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development, or to grant it subject to conditions, you may, by notice served within 28 days of the date of this notice, appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990 (as amended).

Before you decide to appeal you may wish to consider amending your proposal to meet the Council's reasons for refusing permission. The Council's planning staff are always prepared to discuss ways to avoid an appeal by submitting an alternative application. This may involve a charge in line with our pre-application service. Please see the following link for further information:

https://www.kingston.gov.uk/info/200155/planning_applications_and_permissions/231/pre-application_advice

You can appeal using a form that you can get from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Customer Support Unit, Tel: 0117 372 6372. Appeal forms and guidance can also be downloaded from the Planning Inspectorate's website https://www.gov.uk/appeal-planning-decision.

Alternatively, the Planning Inspectorate have introduced an online appeals service which you can use to make your appeal at https://www.gov.uk/appeal-planning-decision. The Inspectorate will publish details of your appeal on the internet. This may include a copy of the original planning application form and relevant supporting documents supplied to the local planning authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so.

The Secretary of State has discretion to allow a longer period in particular cases but will only do so if there is good reason for the delay. However, the Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.