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| Committee: | Date: |
| Planning and Transportation | 30 November 2016 |
| Subject: Postman's Park King Edward Street London Fell one London Plane and one Horse Chestnut and the planting of a replacement tree. | Public |
| Ward: Aldersgate | For Decision |
| Registered No: 16/00619/TPO | Registered on: 16 June 2016 |
| Conservation Area: Postman's Park | Listed Building: No |

Summary

Postman's Park is a public garden and churchyard. It includes a number of trees which are the subject of a Tree Preservation Order. The Department of Open Spaces who maintain the trees are proposing a proactive stance to the long term management of the garden in order to achieve a sustainable tree cover. Having commissioned an arboricultural report they have identified two trees of particular concern and the report that accompanies the application recommends their removal.

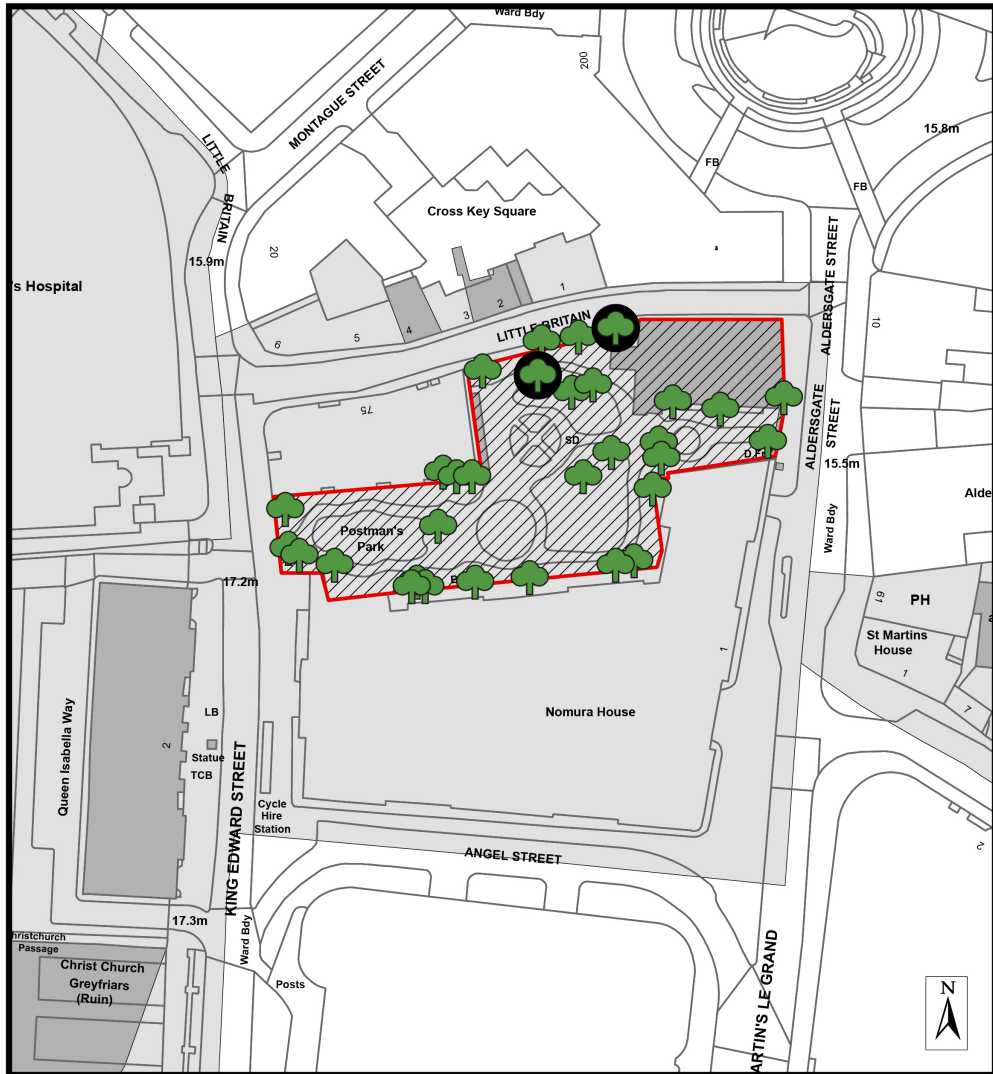
The arboricultural report justifies removal of the two trees on the basis of the condition of one of the trees and potential for the other to damage a wall, (which is listed by virtue of being fixed to the Grade I listed Church), in accordance with good arboricultural management. Having regard to the reasons and information in support of the application it is considered that on balance their removal would not be detrimental to the character and appearance of the conservation area, setting of the listed church and amenity of the area due to the size and form of the other mature trees and proposal to plant one replacement tree. The removal of the trees is considered to be consistent with good arboricultural practice in accordance with the objectives of the London Plan, the Local Plan and the City of London Tree Strategy and is considered a proportionate solution to the concerns identified in respect of the trees.

Recommendation

It is recommended that consent is granted for the two trees to be removed subject to a replacement tree being planted in accordance with the conditions and informatives as set out in the attached schedule.

Members should note the financial implications in respect of compensation as set out in paragraphs 25 to 28.





Location Plan TPO Application



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ADDRESS:
Postmans Park

CASE No.
16/00619/TPO

-  TREES SUBJECT TO APPLICATION
-  SITE LOCATION
-  LISTED BUILDINGS
-  CONSERVATION AREA BOUNDARY



DEPARTMENT OF THE BUILT ENVIRONMENT



16/00619/TPO

Postmans Park

Main Report

Background

1. The Department of Open Spaces maintain the trees in Postman's Park and are proposing a proactive stance to the long term management of the garden in order to achieve a sustainable tree cover. Having commissioned an arboricultural report and considered the options they have identified one London Plane and one Horse Chestnut tree of particular concern and the report recommends their removal.
2. There have been several applications in the past seeking consent to remove these two trees, the last of which was the subject of a decision by the Secretary of State in 1994. This was refused on the grounds that the London Plane tree made an important contribution to the treescape of the Park and that the inconvenience caused by leaves in the gutter was insufficient to justify its removal. It was suggested instead that a couple of branches be cut back to clear adjacent buildings.
3. As to the Horse Chestnut the Inspector noted in his report that 'the City Changes Initiative may involve relandscaping of the park and the need to retain this tree may need to be reconsidered in the future in the light of detailed recommendations for the future management of the park'. He was of the view that, in the absence of detailed information about new planting, it was preferable to retain the Horse Chestnut as there was ample scope for establishing new tree planting prior to its removal and it was preferable to retain the screening which it provided until new planting was established. The Secretary of State agreed with the Inspector's view that with the existing number of trees in the park it was preferable to retain the Horse Chestnut for a period.

Current Position

4. The site, which lies within the Postman's Park Conservation Area, comprises the Church of St Botolph-without-Aldergate, (Grade I) and churchyard, two detached burial grounds, some additional land and the Watts Memorial (Grade II) and includes a Scheduled Ancient Monument. The wall (1900) on the north side of Postman's Park abuts the church and is considered to be included in the church listing. Postman's Park is subject to Ecclesiastical Measures. The site is a public garden and maintained by Open Spaces. Abutting the site on the north western corner is a residential block, to the north, on the north side of Little Britain, are further residential properties and to the south is a commercial building No. 1 St Martin's-le-Grand.
5. Tree cover within the park consists of several large Plane Trees, a Horse Chestnut together with smaller Lime, Maple and Cherry and a Dove Tree. 15 trees in Postman's Park were originally covered by the Postman's Park Tree Preservation Order a couple of which have since been removed/replaced. The Order was confirmed on 20 September 1979 and is to be the subject of an audit.

Proposals

6. An application has been submitted on behalf of the Director of Open Spaces for consent to fell a London Plane Tree and a Horse Chestnut. These trees are located along the northern edge of the garden and would be replaced with one tree to be planted in the large planting bed adjacent to the south west corner of the church. Only one replacement tree is proposed as Postman's Park is over planted with mature or establishing trees.
7. The application form states that the reasons for making the application are as follows:

In the case of the London Plane Tree the large stems overhang the Grade I listed church, the trunk abuts a listed wall and will cause its failure in the very near future and the tree has a severe lean over the road. Its removal will allow other trees to establish further.

In the case of the Horse Chestnut this exhibits a major defect in one of the two main branches which is serving to undermine its structural integrity. Removal of the limb is not an option as the tree canopy will be too weighty on one side. The tree is also shaded out by an overgrown Plane Tree in the vicinity.
8. An arboricultural report submitted on behalf of the applicant provides further reasons as set out below in Considerations.

Consultations

9. The application has been advertised in a local newspaper and on site. The Diocese of London has been consulted and letters have been sent to residents and occupiers adjoining the site. In addition the Director of Open Spaces held a 2 hour tree consultation in Postman's Park on the 11 August 2016.
10. There has been no response to the letters however 4 residents attended the tree consultation. All 4 welcomed the removal of the trees. They wanted to retain their privacy which will still be the case and welcomed the additional light that they would receive. They hoped that the removal of the trees will help with their TV reception as the tree canopies affect the reception from their roof top satellite. One person expressed a preference for the removal of the trees over two consecutive days. They were advised that if and when the trees are removed they would be informed of the date as the road would need to be closed. In addition the Director of Open Spaces reported two responses from the church by email in respect of the consultation. The first respondent expressed delight at the prospect of the removal of the trees on the grounds that there had been concerns about their effects on the church building for some time. The second respondent advised that the church was not available for the consultation exercise but approved of the idea of holding it under the Watts Memorial.
11. The Conservation Area Advisory Committee had no objections. Natural England had no comments but stated that the lack of comment does not imply that there are no impacts on the natural environment, but only that the application is not likely to result in significant impacts on statutory

designated nature conservation sites or landscapes. It is for the local planning authority to determine whether or not the application is consistent with national and local policies on the natural environment. Other bodies may be able to provide advice and LPA's are advised to obtain specialist advice when determining environmental impacts of development. Natural England recommended referring to their SSSI Impact Risk Zones prior to consultation and advise that if the works have an impact on protected species to refer to the Standing Advice which contains details of survey and mitigation requirements.

12. A response was received from Head of the Parish Property Support Diocese of London who commented that in principle they had no objections to the work or improvement of the park but that all works to the landscape, improvement of fittings and fixtures or to the trees including felling and new planting are within the faculty jurisdiction. Any work would be subject to a faculty application and details of information required for the Faculty application was supplied. They wished to understand the proposed removal of two mature trees in relation to a larger proposal for tree works and in particular crown reduction within the churchyard setting. Both trees proposed for removal represented adopted native trees with strong associations with the urban landscape. They would wish to encourage the selection of a native or adopted native species and replacement of the felled trees with the same number felled. It should be noted that the Director of Open Spaces is in the process of applying for a faculty. The other issues raised have been addressed in Considerations and Proposals.

Considerations

13. Planning Practice Guidance advises that when considering an application the local authority should:
 - a. assess the amenity value of the tree and the likely impact of the proposal on the amenity of the area;
 - b. consider, in the light of this assessment whether or not the proposal is justified, having regard to the reasons and additional information put forward in support of it;
 - c. consider whether any loss or damage is likely to arise if consent is refused or granted subject to conditions;
 - d. consider whether any requirements apply in regard to protected species;
 - e. consider other material considerations, including development plan policies where relevant;
 - f. ensure that appropriate expertise informs its decision.
14. Where an application relates to trees in a conservation area the authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the area in exercising its functions under the Planning Acts.

15. The Department of Open Spaces who maintain the trees in Postman's Park are proposing a proactive stance to the long term management of the garden in order to achieve a sustainable tree cover. Having commissioned an arboricultural report they have identified two trees of particular concern and the report that accompanies the application justifies their removal as follows:
- Due to the constrained growing environment the structure of each tree is compromised. The Plane is 'drawn' with an extended stem bearing foliage in the upper sections and the crown of the Horse Chestnut is biased to the south due to the competition with the adjoining Plane Trees.
 - The trees dominate this section of the garden due to their large size and confined growing environment. Although they provide a screen to the buildings to the north they diminish light levels within the buildings and within the planting beds below.
 - A defect was identified in the Horse Chestnut which could lead to weakness in the structural integrity of the stem and given the loading exerted on the stem from the large mass of crown that it supports this is a cause for concern.
 - The Plane Tree is in close proximity to the Grade I listed church to the east and residential premises to the north. Work is undertaken on a regular basis to maintain clearance to reduce the risk of damage to these buildings.
 - London Plane is the most frequently occurring species in the City approximately 14% of the City's tree population and a recent study of biodiversity revealed that London Planes support the least biodiversity of all trees studied. The Horse Chestnut is another frequently occurring species in the City and is also a poor performer.
 - London Planes are also known to produce irritants due to the allergens they produce and Massaria, a disease of the London Plane causing branch failure, is present in other Plane trees in the garden which presents an ongoing risk.
16. The two trees are part of a group of 5 trees, which form a dense barrier along the northern edge of the garden. This barrier comprises 4 Planes and the Horse Chestnut, all of which are the subject of the Postman's Park TPO.
17. All 5 trees have a special amenity value and contribute significantly to the character and appearance of Postman's Park. The trees have an intrinsic beauty as individual trees and as a group and provide a foil to the adjoining buildings contributing interest and variety in the townscape. The Plane Tree in particular forms an attractive backdrop to the church tower and can be seen in views from an adjoining walkway on the east side of Aldersgate Street and from Aldersgate Street itself. The trees are important in that green foliage provides an oasis and relief from the built environment and a pleasant environment to walk past, in visual terms. For

these reasons, the trees enhance significantly the amenity of the area and the enjoyment of the space by the passing public. The removal of two of the trees will have an impact on the amenity of the conservation area by reducing the density of the foliage in this part of the garden including the foliage which provides the backdrop to the church tower.

18. The arboricultural report states that the Horse Chestnut revealed a large rib of compensatory tissue on the southern stem 4-6 metres above ground level. The report couldn't identify what had led to the generation of this rib but advised that they are commonly associated with cracking of the underlying wood or of past infection with bacterial canker. It stated that either defect leads to a weakness in the structural integrity of the stem and given the loading exerted on the stem at this point from the large mass of crown that it supports it is cause for concern. The crown of the tree could be reduced but being asymmetric would place an abnormal loading on the apparently weakened major limb such that that it is not a viable option to retain the tree. Based on this evidence removal of the Horse Chestnut is justified given the defects.
19. At the time of inspection the Plane Tree did not exhibit any major defect or disease. The tree however lies in close proximity to the Grade I listed church and adjoining wall. The tree is inspected annually and works are carried out to maintain clearance from the church tower and a 2.5 metre clearance from the building line of the adjoining flats. Dead, dangerous and diseased wood is also removed. These works help to reduce the risk of damage to the church and wall from falling leaves and debris.
20. The Director of Open Spaces has stated that she has no written evidence that the rooting system of the Plane Tree is currently affecting either the church or the wall. Above ground the gap between the wall and tree is only 30/34cms at its closest and therefore the tree will eventually impact on the wall as the thickening of the trunk and growth of roots exerts pressure on the soil in between. In very high winds tree trunks even of this thickness move affecting the rooting system. How long the wall can sustain these pressures is not quantifiable and therefore the Director of Open Spaces approach is proactive. The Director of Open Spaces is also of the view that the root disturbance will affect the Church's foundations in the long term although no supporting evidence has been submitted.
21. Aesthetically the Plane is slightly compromised by its lean and the foliage is in the upper section. It is tucked at the end of the row of trees and competes with the adjoining Plane and branches overhang the church roof. It could be made smaller by crown reduction but the necessary pruning required to achieve any meaningful improvement would be drastic and would not rectify the lean. It would result in an unaesthetically pleasing appearance and would be contrary to current guidance on pruning as long term this amount of pruning permits decay.

22. The removal of the Plane tree will be noticeable as this tree is at the southern end of the row of trees and has a canopy that reaches for the sunlight shading out the other trees. In the short term the density of the foliage at this point and the addition of a replacement tree would help to mitigate the loss. However in 2-5 years the adjacent tree, which is very etiolated with a sparse canopy, will have had the opportunity to make the most of the new sunlight and should flourish resulting in a larger healthier canopy. In the long term the removal of the Plane tree would therefore improve the growing conditions for the adjoining protected tree allowing it to rejuvenate without a significant loss of visual impact. The remaining trees will be pruned in the same manner used to routinely prune all the City Corporation's managed tree stock.
23. Only one replacement tree is proposed as the garden is already substantially over planted with trees severely affecting light levels. As the Plane Tree and Horsechestnut are growing directly under existing tree canopies the replacement tree will be planted in a different location to enable it to establish successfully and provide the opportunity to plant ground cover. An Acer was originally suggested as the replacement tree as it is a more sensible sized tree for the location growing to around 10 metres in height with a lighter canopy. This species can cope with reduced light levels and would not impact on existing light levels. However, the Diocesan are of the view that the replacement tree should be a native tree. The Director of Open Spaces has advised that a native tree may not be the most appropriate tree for the location given their form. The choice of tree can however be dealt with under the submission of details and an appropriate condition has been attached.
24. The issue of bio-diversity, irritants, light levels and maintenance are important factors but not in themselves grounds to permit the removal of a tree in this case. The replacement tree will help to reduce the visual impact of the loss of both trees and a species will be chosen that adds to bio-diversity. As to the impact of any removal of protected species this would be covered by an informative. The Director of Open Spaces has in the meantime commissioned an ecological report.

Implications

Compensation

25. Under the Town and Country Planning (Tree Preservation) (England) Regulations 2012 the same compensation framework now applies to all Tree Preservation Orders irrespective of when they were made.
26. Subject to exceptions, the Regulations provide that persons are entitled to claim compensation from the authority when loss or damage has been caused or incurred as a consequence of a refusal to grant consent, a grant of consent subject to conditions or a refusal of approval required under a condition. The legislation sets limitations and criteria to be met.
27. The conditions imposed are in the interest of good arboricultural practice and no loss or damage is likely to arise. Any compensation claim would be dealt with under the provisions of the Regulations. However the

recommendation is unlikely to give rise to any compensation liabilities.

28. If consent were to be refused this could give rise to compensation if damage associated with the refusal could be proven. Any compensation claim would also be dealt with under the provisions of the Regulations.

Health Implications

29. There are no health risks or implications the subject of this report.

Conclusion

30. The condition of these trees warrants a pro-active stance and it is good arboricultural practice to manage them and to plan for longevity for the health and well-being of the remaining trees. On balance the proposal would preserve the character and appearance of the conservation area as the visual impact of the loss will be mitigated by the density of the foliage of the remaining trees in this part of the park and the rejuvenation of those trees which will have more space. The replacement tree will introduce new foliage.
31. The works to the trees maintain good arboricultural practice in accordance with the objectives of the National Planning Policy Framework policies London Plan polices 5.10, 7.19 and 7.21, the Local Plan policies DM10.4, DM12.4, DM12.5 and CS19 and the City of London Tree Strategy aim and policies 1, 2, 5, 8 and 9 which advocates a proactive stance to managing the City's trees and seeks to build resilience in the tree population to ensure that the full benefits of trees are enjoyed by both current and future generations.
32. If Members agree to the removal of the two trees it is recommended that conditions be attached to ensure that the works are carried out in accordance with BS 3998:2010 (Tree work - Recommendations), a replacement tree is planted and maintained, any archaeology is protected and recorded, that the trees are felled to ground level only and the works are in accordance with the approved plans and particulars, all for the reasons set out in the attached schedule. There is no need for a time limit as by default any consent would be valid for two years. Informatives are attached drawing attention to the requirements in regard to ownership, the need for a faculty, potential archaeological remains and protected species.

Appendices

None

Background Papers

Email 14/06/16 Director of Open Spaces
Email 12/07/16 Director of Open Spaces
Minutes 14/07/16 CAAC
Email 25/07/16 Director of Open Spaces
Letter 25/07/16 CAAC
Email 25/07/16 Philip Brentford
Email 09/08/16 Director of Open Spaces
Email 09/08/16 Director of Open Spaces
Email 14/08/16 Simon Dowdy
Email 22/08/16 Director of Open Spaces
Email 25/08/16 Natural England
Email 25/08/16 Director of Open Spaces
Email 25/08/16 Head of Parish Property Support
Email 30/08/16 Head of Parish Property Support
Email 31/08/16 Director of Open Spaces
Email 31/08/16 Director of Open Spaces
Email 31/08/16 Head of Parish Property Support
Email 01/09/16 Assistant Secretary Diocesan Advisory Committee
Email 05/09/16 Head of Parish Property Support
Email 08/09/16 Director of Open Spaces
Email 14/09/16 Natural England
Email 15/09/16 Director of Open Spaces
Email 19/09/16 Director of Open Spaces
Email 04/10/16 Director of Open Spaces
Email 26/10/16 Director of Open Spaces
Email 26/10/16 Director of Open Spaces
Email 02/11/16 Director of Open Spaces
Email 07/11/16 Director of Open Spaces
Email 07/11/16 Director of Open Spaces
Email 08/11/26 Director of Open Spaces
Email 08/11/16 Director of Open Spaces
Email 09/11/16 Director of Open Spaces

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Policies

National Planning Policy Framework

This includes the need for the planning system to provide an environmental role by contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity. Core planning principals include contributing to conserving and enhancing the natural environment and conserving heritage assets in a manor appropriate to their significance.

Section 11 Conserving and enhancing the natural environment states:

109. The planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils;
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

Section 12. Conserving and enhancing the historic environment

129. Local planning authority should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Relevant London Plan Policies

The London Plan, dated March 2016 (consolidated with alterations since adoption in 2011), contains the following policies:

Policy 5.10 Urban Greening

This supports urban greening in the public realm.

Policy 7.19 Biodiversity and access to nature:

This supports a proactive approach to the management of biodiversity.

Policy 7.21 Trees and Woodlands.

This advocates that trees should be protected, maintained and enhanced following the guidance of the London Tree and Woodland Framework (or any successor strategy) and makes reference to the Mayor's Supplementary

Guidance on Tree Strategies. It states that existing trees of value should be retained and that any loss as the result of development should be replaced following the principle of 'right place, right tree'. Wherever appropriate, the planting of additional trees should be included in new developments, particularly large-canopied species, and boroughs should develop appropriate policies to implement their borough tree strategy.

The City of London's Tree Strategy

This was adopted as a supplementary planning document on 15 May 2012 and sets out the strategy for managing the City's tree population. This includes:

Tree Strategy Aim

The City of London Tree Strategy aims to increase City Corporation owned trees by 5% by 2019 and ensure that all trees within the City are managed, preserved and planted in accordance with sound arboricultural practices whilst taking account of their contribution to amenity and the urban landscape for both current and future generations.

The following objectives are relevant

1. To protect, manage and enhance the existing tree stock in its environment, in accordance with good arboricultural practice
2. To safeguard trees which are subject to Tree Preservation Orders and create new Tree Preservation Orders, including trees in conservation areas, when considered expedient to do so
- 5.. To only permit the removal of trees in exceptional circumstances and in accordance with good arboricultural practice and to ensure that adequate and appropriate replacement tree planting places are identified and confirmed before any trees are removed
8. To encourage the planting of trees that make a positive contribution to the character and appearance of the City's townscape and encourage green corridors where appropriate.
9. To encourage the planting of trees that, having regard to their amenity, contribute to the biodiversity of the City, make a contribution towards air quality and/or help in off-setting climate change

Relevant Local Plan Policies

DM10.4 Environmental enhancement

The City Corporation will work in partnership with developers, Transport for London and other organisations to design and implement schemes for the enhancement of highways, the public realm and other spaces. Enhancement schemes should be of a high standard of design, sustainability, surface treatment and landscaping, having regard to:

- a) the predominant use of the space, surrounding buildings and adjacent spaces;
- b) connections between spaces and the provision of pleasant walking routes;
- c) the use of natural materials, avoiding an excessive range and harmonising with the surroundings of the scheme and materials used throughout the City;
- d) the inclusion of trees and soft landscaping and the promotion of biodiversity, where feasible linking up existing green spaces and routes to provide green corridors;
- e) the City's heritage, retaining and identifying features that contribute positively to the character and appearance of the City;
- f) sustainable drainage, where feasible, co-ordinating the design with adjacent buildings in order to implement rainwater recycling;
- g) the need to provide accessible and inclusive design, ensuring that streets and walkways remain uncluttered;
- h) the need for pedestrian priority and enhanced permeability, minimising the conflict between pedestrians and cyclists;
- i) the need to resist the loss of routes and spaces that enhance the City's function, character and historic interest;
- j) the use of high quality street furniture to enhance and delineate the public realm;
- k) lighting which should be sensitively co-ordinated with the design of the scheme.

DM12.4 Archaeology

1. To require planning applications which involve excavation or ground works on sites of archaeological potential to be accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development.
2. To preserve, protect, safeguard and enhance archaeological monuments, remains and their settings in development, and to seek a public display and interpretation, where appropriate.
3. To require proper investigation and recording of archaeological remains as an integral part of a development programme, and publication and archiving of results to advance understanding.

DM12.5 Historic parks and gardens

1. To resist development which would adversely affect gardens of special historic interest included on the English Heritage register.
2. To protect gardens and open spaces which make a positive contribution to the historic character of the City.

CS19 Improve open space and biodiversity

To encourage healthy lifestyles for all the City's communities through improved access to open space and facilities, increasing the amount and quality of open spaces and green infrastructure, while enhancing biodiversity.

SCHEDULE

APPLICATION: **16/00619/TPO**

Postman's Park King Edward Street London

Fell one London Plane and one Horse Chestnut and the planting of a replacement tree.

CONDITIONS

- 1 All works to the tree(s) shall be carried out in accordance with BS 3998: 2010, Tree work - Recommendations, and only the works specified in the schedule hereby approved shall be carried out.
REASON: In order to ensure a planned programme of management of the trees in accordance with the following policies of the Local Plan: DM10.4, DM12.5 and CS19 and the aims and objectives 1, 2, 5, 8 and 9 of the City of London SPD Tree Strategy.
- 2 Within 12 calendar months of the removal of the first tree a replacement tree shall be planted in a position and shall be of a species and size to be agreed in writing by the Local Planning Authority.
REASON: In order to ensure the continued presence of trees on the site in the interest of visual amenity in accordance with the following policies of the Local Plan: DM10.4, DM19.2 and the aim and objectives 1, 2, 5, 8 and 9 of the City of London SPD Tree Strategy.
- 3 If within a period of two years from the date of the planting of any tree, that tree or any tree planted in replacement for it, is removed, uprooted, destroyed, dies or becomes, in the opinion of the Local Planning Authority, seriously damaged, another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
REASON: In order to ensure the continued presence of trees on the site in the interest of visual amenity in accordance with the following policies of the Local Plan: DM10.4, DM12.5 and CS19 and the aim and objectives 1, 2, 5, 8 and 9 of the City of London SPD Tree Strategy.
- 4 Before replanting the replacement tree, unless agreed otherwise in writing by the Local Planning Authority, there should be an archaeological watching brief to monitor groundwork's and record any archaeological evidence revealed when digging the new tree pit and the tree pit should be lined to indicate the excavated area. Details of these arrangements shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the work.

REASON: To ensure that an opportunity is provided for the archaeology of the site to be considered and recorded in accordance with the following policy of the Local Plan: DM12.4

- 5 The two trees shall be felled to ground level only and the stumps poisoned with an approved substance or solution.

REASON: To ensure that no damage is caused to archaeological remains in accordance with the following policy of the Local Plan DM12.4.

- 6 The works shall be carried out in accordance with the following approved plans and particulars or as approved under conditions of this consent; Application form dated 14 June 2016 and accompanying documents including 3 plans and arboricultural report reference JTK/8876/SO and emails dated 12 July 2016 and 9 August 2016 as amended by emails received 2 November 2016 and 8 November 2016.

REASON: To ensure that the works are in compliance with details and particulars which have been approved by the Local Planning Authority.

- 7 This consent only permits the removal of two trees T10 and T13 as shown on the Postman's Park Tree Preservation Order and does not grant consent for the removal of any other trees mentioned in the arboricultural report reference JTK/8876/SO accompanying the application dated 14 June 2016.

REASON: To ensure that the works are in compliance with details and particulars which have been approved by the Local Planning Authority.

INFORMATIVES

- 1 You are advised to notify and if necessary obtain the permission of the owner before carrying out any work for which approval has been granted.
- 2 You are advised to contact the Diocese of London before any works commence in order that they can advise as to whether a Faculty is required for these works.
- 3 You are advised to discuss the location of the proposed tree(s) with the Chief Planning Officer who will advise in respect to any potential archaeological remains.
- 4 If at any time ground works or excavations are to take place below existing ground levels for works related to the existing tree(s) or any new tree(s), you are requested to contact the Chief Planning Officer to establish whether the site has archaeological potential.

- 5 Many species are protected under legislation such as the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010. A contravention of those statutory provisions may constitute a criminal offence. The grant of this consent/planning permission does not override any statutory requirement to notify Natural England and/or obtain a licence prior to carrying out activities which may harm or disturb protected species such as bats.