



Mrs Debra Dyal  
2 The Boulevard City  
West One Office Park  
Gelderd Road  
Leeds  
LS12 6NY

**Environment, Neighbourhoods & Growth**

Planning Division  
Our ref: 23/AP/3235  
Your ref: 2806-  
Contact: Liam Bullen  
Tel: 020 7525 5338  
Email: [liam.bullen@southwark.gov.uk](mailto:liam.bullen@southwark.gov.uk)  
Website: <http://planning.southwark.gov.uk>

Date: 23rd November 2023

Dear Sir/Madam,

**TOWN & COUNTRY PLANNING ACT 1990 (as amended)**  
**Application for Works to a Tree in a Conservation Area**

<b>Reference No.:</b>	23/AP/3235
<b>Proposal:</b>	Works to Trees in a Conservation Area: G9 Mixed species (predominantly oak) -Reduce the trees height to 11m that are at a maximum 25m distance to the building. - Periodical maintenance to control that the trees' height does not exceed the recommended height of 11m - We suggest extending the recommendation above to the rest of the trees (beyond 25m distance) or at least controlling their growth to mitigate the subsidence risk in adjacent buildings (outside the scope of this report).
<b>Site Address:</b>	Flat 1, Dashwood House Kingswood Estate, Lyall Avenue

Your application is now valid and has been started from 22nd November 2023. The description of your development given in the title block above may be different from the one on your application form. Contact us if you would like the description to be amended.

I am the officer allocated to your application and you can contact me on 020 7525 5338. Please quote the planning reference number 23/AP/3235 when contacting me. The progress of your application can also be tracked using Southwark Council's online planning register, accessible from the following link:  
[www.southwark.gov.uk/planningregister](http://www.southwark.gov.uk/planningregister).

I may request additional information and/or revisions before deciding whether the application should be recommended for permission or refusal.

Planning law requires your application be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan is accessible from the following link:  
<https://www.southwark.gov.uk/planning-and-building-control/planning-policy-and-transport-policy> .

All relevant parties are now being consulted regarding your application and the council aims to issue a decision by 2nd January 2024. However, if your application has not been determined by 2nd January 2024, you have the right to appeal to the Secretary of State, either:

online at <https://www.gov.uk/government/organisations/planning-inspectorate> , or;  
by post to Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

An appeal in this situation assumes the refusal of the application, even if it had intended to be granted. It is therefore, recommended that you consult your case officer before taking such action.

If you wish to appeal, use the Planning Inspectorate's online appeals service. To find out more, follow the link below. The Planning Inspectorate will publish your appeal details on its website, including the documents you submitted as part of your planning application, along with your completed appeal form and any other information required. Ensure any personal information provided belongs to you and that its publication is not an issue. If you provide information belonging to someone else make sure you have their permission. Further information about data protection and privacy matters is available on the Planning Inspectorate's website.

Please also find the Receipt appended to this letter.

Southwark Council are currently trialling a new application service for Lawful Development Certificate applications as part of the Government funded Reducing Invalid Planning Applications project. If you would like to submit your next Lawful Development Certificate application using this service, or would like further details about how the service works, please contact your Case Officer or the digital planning team at [digital.projects@southwark.gov.uk](mailto:digital.projects@southwark.gov.uk).

Yours faithfully,

*Liam Bullen*

TPO Surveyor - Design And Conservation

## RECEIPT

VAT Registration Number 235829444

I confirm that the Council has received the following:

<b>List of All Payments Received:</b>				
<b>Date Received</b>	<b>Fee Required (excl. VAT)</b>	<b>Amount Paid</b>	<b>Receipt No.</b>	<b>Payee Name</b>
	£ 0.00	£ .00		Mrs Debra Dyall

<b>Summary:</b>			
<b>Total Amount Paid to Date:</b>	£ .00	<b>Amount to be Refunded:</b>	N/A