



Your ref: 8 St Johns Wood Park

Our ref: 24/00769/TPO

**Please reply to:**

Direct line:

Email:

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(Tree Section)

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United Kingdom**Town Planning & Building Control**  
Westminster City Council  
PO Box 732  
RH1 9FL

13 March 2024

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND) REGULATIONS 2012****Address: 8 St John's Wood Park**  
London  
NW8 6QP

I refer to your application for proposed tree works at the above location

You are advised that after careful consideration the City Council has determined to grant consent for the tree works referred to below.

**1 x birch: prune 1 x 1cm diameter root and 1 x 5cm root, back to the outer edge of the low brick wall which is between the tree and the paving.****Consent is subject to the following conditions:**

- 1 The tree work specified above must be carried out in accordance with British Standard 3998: 2010 Tree work - Recommendations.

**Reason:**

Replacement tree(s) are to be planted within twelve months of the removal of the existing tree(s). The position, size and species of the replacement tree(s) are to be agreed in writing by the City Council prior to planting taking place/ The new tree should be , or such other species as shall be agreed by the City Council prior to planting taking place. The position and size of the replacement tree(s) are also to be agreed in writing by the City Council prior to planting. The new tree must be \*\*\*\*, or such other species and details as shall be agreed by the City Council prior to planting taking place. Details of soil preparation, staking, irrigation and maintenance of the tree(s) are also to be agreed in writing by the City Council prior to planting taking place.

- 2 The tree work specified above must be carried out within 2 years of the date of this decision.

Reason:

To ensure the work is only carried out once in respect of this consent and allow the City Council the opportunity to reconsider its decision in the light of prevailing circumstances, and consult on the case in the event of the consent expiring before implementation.

**Standard Informatives**

1. If you disagree with the conditions imposed on this decision, you can appeal to the Planning Inspectorate, The Environment Appeals Team, Room 3/25, Kite Wing, Temple Quay House, 2 The Square, Bristol, BS1 6PN, in writing within 28 days of receipt of this decision, or any such longer period as the Secretary of State may allow. For more information please telephone the Planning Inspectorate on 0303 444 5584 or see <https://www.gov.uk/appeal-decision-about-tree-order>
2. The Town and Country Planning Act 1990 and the Town and Country Planning (Tree Preservation) (England) Regulations 2012 allow that the City Council may be liable to pay compensation for costs incurred as a result of a refusal of consent, or consent with conditions, for tree works.
3. This decision letter sets out that the City Council grants consent for the tree work specified above. It does not confer any other permission or agreement that may be required to implement the work.
4. This decision letter does not provide an exemption from the requirements to comply with the Wildlife and Countryside Act 1981, the Habitats Regulations 1994 and the Countryside and Rights of Way Act 2000, or any acts offering protection to wildlife. Of particular note is the protection offered to bats, birds and their nests, whilst being built or in use. Failure to comply with the Acts may result in a criminal prosecution. Should you require any further information on this subject please contact the London Office of Natural England on 0300 060 4911.

Yours faithfully



**Deirdra Armsby**  
**Director of Town Planning & Building Control**

