



Mr L J Trehwela & Ms L A Sevenoaks
23 Court Lane
London
SE21 7DH

Karen Strange
(Direct Dial: 07917 795 269)

5 March 2024

Dear Mr Trehwela & Ms Sevenoaks

Trees requiring attention at 23 Court Lane, SE21

I refer to the meeting with Ms Sevenoaks and our Tree Consultant, Mr Stutter, on 16 February 2024.

The Managers of the Scheme have given their approval to the works detailed in the enclosed licence. Please sign both copies and return one to me within seven days, retaining the original for your records. Please note that whilst there is no cost for this Licence, should you require a replacement copy or renewal there will be a charge of £25 to cover administration.

In granting permission for works to trees under the Scheme of Management, neither the Managers, their employees nor the Tree Consultant give any opinion, either explicit or implied, as to the current state of health of a tree. If you have concerns regarding the health of your tree(s), it is your responsibility to engage a qualified expert to carry out tests and forward the results to us for consideration.

I would draw your attention to point (4) of the enclosed Licence which states: "*The tree may be the subject of a Tree Preservation Order made by the local council and/or be within a Conservation Area, and it is your responsibility to ascertain whether this is so and to obtain any necessary prior consent of the council to the proposed works.*" and refer you to the following links:-

<https://www.southwark.gov.uk/environment/trees/tree-preservation-orders-and-conservation-areas?chapter=5>

For your information I have enclosed a list of tree surgeons who have undertaken satisfactory work on the Dulwich Estate.

Yours sincerely

Karen Strange
Executive Assistant to the Director of Property
Karen.strange@thedulwichestate.org.uk



Mr L J Trehela & Ms L A Sevenoaks
23 Court Lane
London
SE21 7DH

5 March 2024

Licence for work to tree(s)

The Incorporated Trustees of The Dulwich Estate, as Managers under the Scheme of Management, give consent for the works specified below:

1. Address of property

23 Court Lane.

2. Species and Location of Trees

T1. A Crab Apple tree approximately 8m in height, situated in the front garden. The base shows poor root development whilst the crown has a suppressed form due to a larger nearby Ginkgo.

G1. A group of Birch and Pride of India trees approximately 15m in height, situated in the rear garden.

3. Description of Approved Works

T1. Remove.

T2. No works are currently necessary.

4. Details of Replacement Required

As a condition of the removal of (T1) above, a replacement tree is to be planted in a convenient location of the front garden and below are the three alternative species for consideration:

Magnolia	(Magnolia spp.)
Japanese Maple	(Acer palmatum)
Juneberry	(Amelanchier spp)

.../...

CONDITIONS

1. The Approved Works should be carried out within 52 weeks of the date of this licence, after which time the permission expires and can only be renewed by making a further application.
2. **You are required to inform the Managers when any replacement trees required under this licence have been planted.**

I would remind you that subject only to the Scheme of Management and any Tree Preservation Order made by the local council, the tree(s) is/are your property for which you are solely responsible. In granting permission for the works approved by this licence, neither the Managers, their employees nor their Tree Consultant give any opinion, either explicit or implied, as to the current state of health of the tree(s), or accept any liability for the cost of those works.

Tree surgery or removal is potentially hazardous and it is in your own interests to have this carried out under the supervision of a qualified arboriculturist, having regard to the following:

1. Any contractor acting on your instructions in accordance with this licence should be competent to carry out the work. In your best interests you should ensure that such contractor has valid public liability insurance and that he will carry out the work without damage to any adjoining property or to any person.
2. The removal of a tree can easily cause damage to adjoining property, including damage to drains and sewers, and you may be legally responsible for any damage caused and should accordingly make proper enquiries and observe any necessary precautions.
3. The removal of a tree can result in subsequent ground heave which may damage your own or other property, including drains and sewers etc.
4. The tree may be the subject of a Tree Preservation Order made by the local council and/or be within a Conservation Area, and it is your responsibility to ascertain whether this is so and to obtain any necessary prior consent of the council to the proposed works.
5. If this licence specifies that a replacement tree(s) is/are required, you will be responsible for purchasing, planting and all future tending of the replacement tree(s).

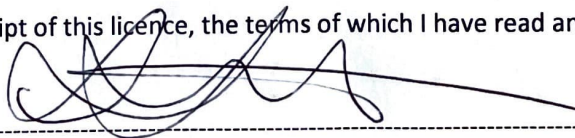
Please note that neither the Managers, their employees nor their advisers accept any liability for any damage whatsoever or howsoever arising out of the works permitted by this licence.

AK Strange

Adrian Brace
Director of Property

I acknowledge receipt of this licence, the terms of which I have read and agreed.

Signed: _____



Dated: _____

7/3/24