



Mr Alan Rowland
Layhams Farm, Layhams Road
Keston
Kent
BR2 6AR

Corporate Services, Finance & Governance

Planning Division
Our ref: 24/AP/1044
Your ref: 2085
Contact: Liam Bullen
Tel: 020 7525 5338

Email: liam.bullen@southwark.gov.uk
Website: <http://planning.southwark.gov.uk>

Date: 18th April 2024

Dear Sir/Madam,

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

Reference No.:	24/AP/1044
Proposal:	Works to a tree in a conservation area: T1 Ash tree with cavities in the main crown break - Fell to ground level and replace with a 2m Ginkgo, Lime, Oak, Beech or Tulip tree during the next planting season.
Site Address:	10 Pond Cottages , College Road, London

Your application is now valid and has been started from 15th April 2024. 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 24/AP/1044 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.

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-guidance/development-plan> .

All relevant parties are now being consulted regarding your application and the council aims to issue a decision by 26th May 2024. However, if your application has not been determined by 26th May 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.

Yours faithfully,

Liam Bullen

Senior Planner - Urban Forester - Design And Conservation

RECEIPT

VAT Registration Number 235829444

I confirm that the Council has received the following:

List of All Payments Received:				
Date Received	Fee Required (excl. VAT)	Amount Paid	Receipt No.	Payee Name
	£ 0.00	£ .00		Mr Alan Rowland

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