



THE
ROYAL
PARKS

The Royal Parks' Licensing Policy

March 2026



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1. Executive Summary

This policy is intended to inform and assist our many stakeholders – including government bodies, utility companies and the general public – wanting the opportunity to use land [including buildings] within the Royal Parks' Estate ('the Estate').

While we are unable to sell or grant a leasehold interest in Crown land, in principle, we are able to grant a licence, if we are accepting of the requester's proposal. However, as a licence is a personal agreement, it grants permission to the named licensee only; it cannot be transferred to a further third party except in rare circumstances.

This document provides:

- an overview of the usual types of licences that we might grant to third parties
- an outline of the fees payable by licensees
- an explanation as to why we charge a licence fee, and
- sets expectations as to the average timescales for granting the various types of licences.

If you wish to use any part of the Estate, you must apply to us at estatesandprojects@theroyalparks.org.uk for a licence.

2. Frequently Asked Questions

Do you need access to the Estate to carry out works to your property or to carry out works within the Estate?

You will need an access/works licence.

This will **not** apply if you have been contracted by The Royal Parks to carry out the works.

See Appendices A & C for further information.

Are you buying, or thinking of buying, a property adjacent to a green space managed by The Royal Parks?

If the property adjoins ...

- **Brompton Cemetery**

You may need an encroachment licence

- **Bushy Park**

If your property backs onto the freebord, you will need a freebord licence.

If the property is located on the north side of the Hampton Court Road, you may need an encroachment licence.

- **Longford River**

If the property backs onto the Longford River and its freebord, and you wish to use the freebord, you will need a freebord licence.

- **Greenwich Park**

If you are buying a property on Maze Hill with the benefit of a doorway providing direct access into the park, you will need a doorway/encroachment licence.

If you are buying a property on Nevada Street and the property has encroachments on/over/under the park, you will need an encroachment licence.

- **Primrose Hill**

If you are buying a property with the benefit of a gate (and possibly encroachments) providing direct access into the park, you will need an access/encroachment licence.

- **Richmond Park**

If your property backs onto the freebord, you will need a freebord licence.

- **St James's Park**

If you are buying a property on the north side of Old Queen Street or Queen Anne's Gate, you will need a garden/encroachment licence.

See Appendices A, B & C for further information.

If you have any queries, we are here to help.

Please email us at: estatesandprojects@theroyalparks.org.uk

3. Introduction

3.1 Ownership and management of the Royal Parks

The freehold of the Royal Parks and the Longford River (and its freebords) are owned by the Crown.

Responsibility for the management of the Royal Parks and the Longford River rests with the Secretary of State for Culture, Media and Sport, who delegates that duty under contract to The Royal Parks Limited ("The Royal Parks"), a charity which was established in 2017. However, as the Secretary of State's powers are restricted to the management of the Royal Parks, neither the Secretary of State nor The Royal Parks can sell, lease or confer any interest in land within a Royal Park, except in very limited cases in The Regent's Park.

The other green spaces managed by The Royal Parks are owned by the Secretary of State for Culture, Media and Sport, but there are a few exceptions.

3.2 Green Spaces Managed by The Royal Parks

The Royal Parks manages over 2,000 hectares (5,000 acres) of historic parkland and open spaces throughout London on behalf of Government.

This includes:

- London's eight Royal Parks, which are:

Hyde Park

Kensington Gardens

St James's Park (which includes for the avoidance of doubt the Mall, part of Admiralty Place, Horse Guards Road and Horse Guards Parade, the 'L-shaped' road, Birdcage Walk, Constitution Hill and Spur Road)

The Green Park

The Regent's Park and Primrose Hill

Greenwich Park

Richmond Park (including its freebords¹) and

Bushy Park (including its freebords²)

- the Longford River and its freebords³
- Brompton Cemetery
- Victoria Tower Gardens
- Canning Green and
- Poet's Corner

^{1, 2} The strip of Crown land immediately outside the park generally measuring 5.03m in width

³ The strip of Crown land, typically either side of the Longford River, generally measuring 6.40m from the riverbank

3.3 The Royal Parks' Charitable Objects

The Royal Parks is the charity which manages, protects and improves the parks in an exemplary and sustainable manner, so that everyone, now and in the future, can enjoy their natural and historic environments.

Our charitable objects set out the main purpose of the charity, and what we aim to achieve. The charitable objects can be found here [The Royal Parks charity | The Royal Parks](#)

4. Licences

4.1 Background

The Royal Parks will consider requests to use land, including buildings, within the Estate on a case-by-case basis with the decision being made by the relevant Park Manager, with input from the Royal Parks' Estates Directorate. Any unusual requests or proposals that could have a major impact upon the Estate, notably requests for works licences, are considered and determined by The Royal Parks' Executive Team or The Royal Parks' Board of Trustees (as appropriate).

Where The Royal Parks permits a third party to use the Royal Parks, The Royal Parks will grant a personal and revocable licence, allowing The Royal Parks to terminate the licence on notice (and immediately in the event of an emergency). This ensures that The Royal Parks does not fetter the powers and/or rights of the Secretary of State and ultimately the Crown in respect of their management of the Royal Parks.

Such a licence (together with any necessary permissions from third parties) will permit an activity or activities within the Estate that might otherwise be prohibited by the Royal Parks Regulations. [Regulations & legislation | The Royal Parks](#) Importantly, as a licence is permissive, only the use explicitly specified in the licence is allowed. And as licences are personal, they are not transferable to a third party except in limited circumstances.

4.2 Types of Licences Typically Granted by The Royal Parks

Licence types include:

- Works Licences
- Occupation Licences
- Freebord Licences
- Encroachment⁴/retention licences
- Encroachment/garden licence
- Access Licences

These licences may be granted for residential or commercial purposes. An explanation of these types of licences is set out at [Appendix A](#).

⁴ An intrusion – typically a building [or part of a building] or structure [or part of a structure] - constructed in, on, over, or under an adjoining property holder's land

4.3 Estimated Average Timescales

Approximate timescales for granting various types of licences are set out below in Table 4.3.1.

Table 4.3.1: Approximate timescales

Licence Types	Approximate Average Timescales (following receipt of all the information required for the licence)
Works Licences	<p>Simple works licence: 1 month. Works licence of medium complexity: 2 - 3 months. Complex works licence: A minimum of 3 months.</p> <p>Please note that timescales are highly dependent upon the licensee providing sufficient information (see Appendix C), the extent of the agreed works and whether an encroachment/retention licence is required.</p>
Encroachment/retention Licences	3 months.
Occupation Licences	3 months.
Freebord Licences	2 months, following The Royal Parks' inspection of the freebord.
Queen Anne's Gate/Old Queen Street Encroachment/garden licences	3 months, following The Royal Parks' inspection.
Access Licences	2 months.

These timeframes are for guidance only; timescales are also very much dependent upon complexity and other work commitments. Early engagement with The Royal Parks' Estates Directorate is strongly advisable.

All requests for licences are strictly subject to the prior approval of The Royal Parks. The Royal Parks' Estates Directorate can be contacted via email at:

estatesandprojects@royalparks.org.uk

5. Owners/occupiers of property adjacent to a Royal Park (or other land managed by The Royal Parks)

See [Appendix B](#) for further information.

5.1 Access to Land Managed by The Royal Parks to Facilitate Works to an Adjoining Property

5.1.1 Works of Maintenance, Repair, Replacement or Renewal

If you own or occupy a property adjacent to one of the greenspaces managed by The Royal Parks and you or your contractor/s need to gain access to that land to facilitate works of maintenance, repair, replacement or renewal to your property, you will require a works or access licence.

5.1.2 Alterations and Additions

If you wish to make any alterations or additions to your property, you should contact your local planning office to determine whether you would require planning permission. It is worth noting that all the green spaces managed by The Royal Parks are designated for heritage value; all are listed in Historic England's Register of Parks and Gardens of Special Historic Interest; the majority are Grade 1 listed landscapes.

If your property is located adjacent to one of the Royal Parks, you should check with us first as you might need our permission too. If that is the case, you will need to obtain The Royal Parks' prior approval and any necessary licences first before entering upon land managed by The Royal Parks and undertaking any work.

6. Fees Payable

6.1 Licence Fees

6.1.1 Why a licence fee is payable

The Royal Parks charges a licence fee for every licence it grants. This is to ensure for legal formality of consideration in return for the permissions and benefits given.

Reasons and rationale for the licence fees set by The Royal Parks include:

- to comply with its contractual obligations made with the Department of Culture, Media and Sport to obtain 'best value' for use of buildings and land within the Estate;
- to provide best value for the tax-payer;

- it is only fair and just that a landowner is recompensed with a fee that accurately reflects the benefits of use of their land/property;
- to reinvest monies to make improvements to the Estate in accordance with The Royal Parks' charitable objects. For example, by helping to fund small new projects within the Royal Parks and to help pay for essential maintenance and repair works to assets within the Royal Parks;
- to protect the Estate and its ongoing and future management;
- to encourage third parties to consider alternative ways of facilitating their requirements outside the Royal Parks;
- to discourage use of the Estate unless the works are essential and any disruption is unavoidable;
- to minimise the impact of works upon the Royal Parks by encouraging third parties to reduce the extent and duration of their works so far as they impact the Royal Parks;
- to provide compensation for the disturbance to the management of the Parks and the public's enjoyment of the Parks.

6.1.2 The Royal Parks' Licence Fees

The majority of The Royal Parks' licence fees – such as those for freebords and works licences – are calculated using The Royal Parks' rate cards, which are reviewed on 1 April every year. Please contact us for a list of our current rates.

Where we feel that the rate cards do not provide best value for use of the land, we may instruct valuers to determine an appropriate licence fee.

See Table 6.1.2.1 overleaf for further guidance.

Table 6.1.2.1: Licence types and licence fees

Licence Types	Licence Fees
Works Licences	<p>We have a rate card covering most licence fees; these rates are reviewed every year on 1 April.</p> <p>The Licensee has some control over the amount of licence fee payable since licence fees are partly determined by the nature and extent of the licensee's use of the park and the duration of the works.</p>
Encroachment/retention Licences	<p>We have a rate card covering most licence fees; these rates are reviewed every year on 1 April.</p> <p>Depending on the nature of the encroachment, we may instruct external valuers to determine the initial annual licence fee.</p>
Occupation Licences	<p>We usually instruct external valuers to determine the initial annual licence fee.</p>
Freebord Licences	<p>We have a rate card covering most licence fees; these rates are reviewed every year on 1 April.</p>
Queen Anne's Gate/Old Queen Street Encroachment/garden licences	<p>We may instruct external valuers to determine the initial annual licence fee.</p>
Access Licences	<p>We have a rate card covering some licence fees. These rates are reviewed every year on 1 April.</p> <p>We may instruct external valuers to determine the initial annual licence fee.</p>

The Royal Parks seeks to apply fees across the Estate and those fees are intended to:

- reflect the benefits and privileges enjoyed by licensees
- reflect the increase in land and property values/rents
- provide compensation reflecting the disruption to the management of the Parks and the public's enjoyment of the Parks

Works licence fees are payable in full in advance, even if the works straddle more than one financial year. With very few exceptions, other licence fees are payable annually in advance.

6.1.3 Licence fee reviews

The Royal Parks' licence fees are subject to reviews.

If a licence does not have a fixed term - notably freebord licences - the default position is that licence fee reviews shall be carried out annually on the anniversary of the commencement date of the licence to the greater of a) the change in the Retail Prices Index or b) 3% for residential use or 4% for commercial use.

In respect of fixed term licences - notably occupation licences - they shall be subject to reviews on the anniversary of the commencement date of the licence, with provision for The Royal Parks at its option (without obligation) to determine the review of the licence fee by reference to an open market rent. We may adopt the same approach to licence fee reviews for encroachment/retention licences and encroachment/garden licences at Queen Anne's Gate/Old Queen Street, even though such licences do not have a fixed term.

6.1.4 Reimbursement

The Royal Parks will consider a licensee's request for part reimbursement of the licence fee:

- on the sale of their property where the property owner has the benefit of a freebord or garden/encroachment licence, has paid the annual licence fee annually in advance and is up to date with all their licence fee payments
- in respect of a works licence, on the completion of works sooner than originally anticipated

Any reimbursement will be subject to a deduction of an estate management fee, which will be based upon an hourly rate and subject to a minimum fee. Any reimbursement is also dependent upon the licensee strictly complying with the terms and conditions of their licence.

6.2 Legal and Estate Management Fees

The licensee will be required to pay The Royal Parks' legal fees and any disbursements and The Royal Parks' estate management fee. As soon as the parties agree Heads of Terms, The Royal Parks shall instruct lawyers to act on its behalf, the requester's lawyers will be required to provide a written undertaking to The Royal Parks' lawyers to be responsible for those fees whether or not the agreement reaches completion. Hence, if negotiations are aborted by the licensee for whatever reason, they must pay The Royal Parks' legal fees and disbursements (if any) and The Royal Parks' estate management fee incurred up to that point.

The Royal Parks usually contracts out its legal services to an external firm. They will be able to provide an estimate of their costs. Please contact us for information about our estate management fees.

6.3 VAT

As The Royal Parks has elected to pay VAT on the Estate, all commercial licence fees and those that are not directly related to the occupation of a dwelling attract VAT. Legal and estate management fees are also subject to VAT.

7. Appendices

Appendix A – Types of Licences Typically Granted by The Royal Parks ('TRP')

Licence Type	Permissions granted	Examples	Points to Note
Works licence	<p>Permits a third party to use parkland - to install temporary or more permanent encroachments - to facilitate works either within the Royal Parks or neighbouring the Parks.</p> <p>The primary beneficiary of the works is the instructing third party, not TRP.</p>	<p>The works might include:</p> <ul style="list-style-type: none"> • works to facilitate the redevelopment of a site adjoining the Royal Parks • the excavation of parkland to install new infrastructure or repair existing infrastructure <p>The licence might typically permit the use of the following on parkland:</p> <ul style="list-style-type: none"> • compounds • cabins • scaffolding • vehicle movements • cranes / cherry pickers • boreholes 	<p>A site meeting/s will be required to discuss the proposed works. If agreed in principle, TRP must receive all the necessary information/documentation required for the proposed works and to calculate the licence fee (which will be based upon TRP's current rates). The licensee's lawyers must provide a written undertaking to TRP's lawyers to be responsible for TRP's legal fees (and any disbursements) and estate management fee irrespective of whether the licence reaches completion. TRP's lawyer will require this undertaking before they commence drafting the licence.</p> <p>Sometimes a works licence might include (as an annexure) an agreed form of encroachment/retention licence. Once the works have completed, the encroachment/ retention licence must be completed within the agreed timescale (typically 14 or 20 days).</p> <p>The works licence fee is payable in full in advance. No work may commence in the park until the works licence has been completed, that is, the licence has been signed [and sealed where appropriate] by the parties and dated, and the licence fee, TRP's legal fees and estate management fee have been paid by the Licensee.</p> <p>It is the licensee's responsibility to obtain in advance any necessary consents (including planning permission) at their cost. Owing to their status as a Site of Special Scientific Interest ('SSSI'), use of Bushy or Richmond Parks are strictly subject to Natural England's comments and any additional requirements they might impose.</p>

			The Licensee will be responsible for repairing any damage caused as a result of the works and for the restoration and reinstatement of the park following completion of the works.
Encroachment / retention licence	Permits the licensee to retain structures – “encroachments” – constructed by the licensee (or his predecessor in title) in, on, under or over land managed by TRP.	<p>Encroachments might include:</p> <ul style="list-style-type: none"> • basements • windows • walls • gullies • rain-water goods • patios • garages <p>Retention licence structures might include:</p> <ul style="list-style-type: none"> • cables, mains, and ancillary equipment 	<p>Once the Heads of Terms for the encroachment/retention licence have been agreed, the licensee's lawyers must provide a written undertaking to TRP's lawyers to be responsible for TRP's legal fees (and any disbursements) and estate management fee irrespective of whether the licence reaches completion. TRP's lawyer will require this undertaking before they commence drafting the licence.</p> <p>Licence fees are paid annually in advance and are subject to review.</p> <p>Sometimes a works licence might include (as an annexure) an agreed form of encroachment/ retention licence. Once the works have completed, the encroachment / retention licence must be completed within the agreed timescale (typically 14 or 20 days).</p>
Occupation licence	Permits use of buildings and/or land within the Estate.	<p>Use of buildings within the Royal Parks might include:</p> <ol style="list-style-type: none"> 1) use of lodges for residential use for a maximum two-year term and a licence fee commensurate with the market rent 2) use for commercial purposes, often to permit a third party to facilitate the delivery of one or more of TRP's objects. 	<p>Once the Heads of Terms for the occupation licence have been agreed, we shall instruct external lawyers to draft an occupation licence on TRP's behalf. The licensee's lawyers must provide a written undertaking to TRP's lawyers to be responsible for TRP's legal fees (and any disbursements) and estate management fee irrespective of whether the licence reaches completion. TRP's lawyer will require this undertaking before they commence drafting the licence.</p> <p>Licence fees are paid annually in advance and are subject to review.</p>

<p>Bushy Park/ Richmond Park Freebord licence</p>	<p>Permits use of freebord land, that is the strip of Crown land immediately outside the park wall of Bushy and Richmond Parks generally measuring 5.03m in width [9.15m in width at the rear of Blandford Road, which adjoins Bushy Park].</p>	<p>A licence may be granted to the adjoining property owner for use of the freebord at the rear of their property for use as an extension to their garden.</p>	<p>The freebord must be inspected before simple Heads of Terms are issued. On a change of ownership of the adjoining land any existing permanent encroachments might have to be removed before TRP is willing to grant a new licence.</p> <p>The Heads of Terms must be agreed before we instruct external lawyers to draft a licence on TRP's behalf.</p> <p>The licensee's lawyers must provide a written undertaking to TRP's lawyers to be responsible for TRP's legal fees (and any disbursements) and estate management fee irrespective of whether the licence reaches completion. TRP's lawyer will require this undertaking before they commence drafting the licence.</p> <p>The commencement date of the licence will be when the property was purchased. Licence fees are payable annually in advance and are subject to annual reviews to the higher of RPI or 3% (for residential use) or 4% (for commercial use).</p> <p>No new permanent encroachments are permitted, such as encroachments with a concrete base. The licence will list what is/is not permitted.</p>
<p>Longford River Freebord licence</p>	<p>Permits use of freebord land, that is the strip of Crown land, typically either side of the Longford River, generally measuring 6.40m from the riverbank</p>	<p>A licence may be granted to the adjoining property owner for use of the freebord at the rear of their property for use as an extension to their garden.</p>	<p>The freebord must be inspected before simple Heads of Terms are issued.</p> <p>On a change of ownership the commencement date of the licence will be when the adjoining property was purchased. Licence fees are payable annually in advance and are subject to annual reviews to the higher of RPI or 3% (for residential use) or 4% (for commercial use).</p> <p>These licences are generally (but not always) drafted in-house based on a template approved by TRP's Legal</p>

			Adviser. An estate management fee will be payable irrespective of whether the matter proceeds to completion.
Encroachment/garden licence	Permits the licensee to retain structures – “encroachments” – constructed by the licensee (or his predecessor in title) in, on, under or over land managed by TRP and to use an enclosed area of St James’s Park immediately at the rear of the Licensee’s property as a garden.	Such licences are typically granted for the retention of encroachments and use of parkland at the rear of properties on the north side of Old Queen Street and Queen Anne’s Gate.	<p>On a change of ownership the commencement date of the licence will be when the adjoining property was purchased. Licence fees are payable annually in advance and are subject to reviews.</p> <p>The licensee’s lawyers must provide a written undertaking to TRP’s lawyers to be responsible for TRP’s legal fees (and any disbursements) and estate management fee irrespective of whether the licence reaches completion. TRP’s lawyer will require this undertaking before they commence drafting the licence.</p>
Access licence	An access licence permits access and egress (vehicular and/or pedestrian access) via a Royal Park/other land managed by TRP.	<p>Access may be granted to:</p> <ul style="list-style-type: none"> • facilitate works to a property adjoining one of the Royal Parks • permit pedestrian access into a Park eg Primrose Hill via a gate installed by the Licensee 	<p>Commercial vehicles are generally prohibited from entering a Royal Park. However, under the Royal Parks Regulations, “a vehicle in use for the purpose of transacting business with any person either residing in a Palace or Park or using land therein under licence from the Secretary of State” is permitted in a Royal Park.</p> <p>The licensee’s lawyers must provide a written undertaking to TRP’s lawyers to be responsible for TRP’s legal fees (and any disbursements) and estate management fee irrespective of whether the licence reaches completion. TRP’s lawyer will require this undertaking before they commence drafting the licence.</p> <p>If the licence has a fixed end date, the licence fee will be payable in full in advance. If the licence is a rolling licence [with no fixed end date], the licence fee shall be paid annually in advance and shall be subject to review.</p>

If TRP needs the advice of their in-house/external lawyer (as the case may be), the licensee will be responsible for paying their fees.

Appendix B – Owners/occupiers of Property Adjacent to a Royal Park (or Other Land Managed by The Royal Parks)

Primrose Hill and Greenwich Park

An access licence is required to use an existing gate providing direct access into Primrose Hill or Greenwich Park; no new gates will be permitted.

On the sale of a property where the owners had the benefit of an access licence, as the licence is personal and therefore not transferable, the new owner must enter into a new licence so that they may be able to use the gate to gain access into the park. The commencement date of the licence will be the completion date of the purchase of the property. The annual licence fee will be reviewed and will be payable annually in advance and will be subject to annual reviews to the greater of the change in RPI or 3% (4% if the property is used for commercial purposes).

St. James's Park

The rear wall extension of many properties on the north side of Queen Anne's Gate and Old Queen Street encroach upon St James's Park and in particular the site of the old park wall (or the old park wall itself). The owners require a Royal Parks' encroachment/garden licence to retain the wall and other encroachments such as windows, coping, downpipes and to use the enclosed Crown land abutting their property as a garden.

On the sale of a property where the owners have the benefit of an encroachment/garden licence, as the licence is personal, the new owner must enter into a new licence so that they may be able to retain the encroachments and use the garden. The commencement date of the licence will be the completion date of the purchase of the property. The annual licence fee will be subject to review.

Richmond and Bushy Parks

The freebord is a strip of Crown land - usually measuring 5.03m (or 16'6") - around most of the perimeter of Bushy, and Richmond Parks, and is managed by The Royal Parks. A freebord licence is required to use that part of the freebord located directly behind a property adjoining Crown land. The freebord may be used as a garden only. No new encroachments such as buildings, structures and the like will be permitted on the freebord. A freebord licence will be required to retain and use any existing encroachments.

On the sale of a property where the owners had the benefit of a freebord licence, as the licence is personal and therefore not transferable, the new owner must enter into a new freebord licence so that they may be able to use the land. The commencement date of the licence will be the completion date of the purchase of the property. The annual licence fee will be reviewed and will be payable annually in advance and will be subject to annual reviews to the greater of the change in RPI or 3% (4% if the property is used for commercial purposes).

The Longford River

The freebord is a strip of Crown land usually either side of the Longford River and is managed by The Royal Parks. A freebord licence is required to use that part of the freebord located directly behind a property adjoining Crown land; it may be used as a garden only. No new encroachments such as buildings, structures and the like will be permitted on the freebord.

We are currently working on a Management Plan for the Longford River and its freebords. This might affect how – or if - we license the freebord in the future.

Properties along Hampton Court Road

The north elevation of several properties along the Hampton Court Road have been built on top of the old Bushy Park wall; many of those properties have other encroachments such as windows, gutters, vents and soakaways that have been constructed on, over or under Bushy Park. The property owner requires an encroachment licence to retain these encroachments.

On the sale of a property along Hampton Court Road, where the owners have the benefit of an encroachment licence, as the licence is personal and therefore not transferable, the new owner must enter into a new encroachment licence to retain the existing encroachments. The commencement date of the licence will be the completion date of the purchase of the property. The annual licence fee will be reviewed and will be payable annually in advance and will be subject to annual reviews to the greater of the change in RPI or 3% (4% if the property is used for commercial purposes).

Appendix C – Information Typically Required for a Works Licence*

- Description of the works
- Specifications and drawings
- Details of any proposed buildings/infrastructure and the like to be retained in/on/under/over the parks post completion of the works
- Planning reference number and copy of the planning decision (including any planning conditions)
- Proposed programme of works
- Risk assessments
- Method statements
- Arboricultural method statement
- Pre-contract construction phase plan
- Construction phase plan
- System Engineering Management Plan
- Plan showing proposed location of works area and/or compound and a plan showing the layout within works area and/or compound
- Sufficient information to calculate the licence fee.
This will include dimensions (m) and area (m²) of works area and/or compound.
Details of vehicles (including vehicle types).
- Evidence of:
 - public liability insurance (min £25M per incident or series of incidents arising from one event)
 - contract works insurance
 - employer's liability insurance
- Photographic schedule of condition of the relevant parts of the park pre and post completion of the works
- Details of plant to be used within the works area/compound
- Pedestrian and traffic management plan
- Copy of written election that Licensee it to be treated as the only client for the purposes of the CDM Regulations
- Where deemed appropriate by TRP, 12-year collateral warranties from the licensee's professional team and guarantees

* This list is not exhaustive