



LONDON BOROUGH

COMMITTEE REPORT

LOCATION: 64 and 66 OAKWOOD ROAD, LONDON NW11

REFERENCE: 18/TPO/025

WARD: Hampstead Garden Suburb

PROPOSAL: To seek authority for confirmation of Tree Preservation Order, without modification.

RECOMMENDATION:

That Members of the Finchley and Golders Green Area Planning Committee determine the appropriate action in respect of the confirmation of the London Borough of Barnet 64 and 66 Oakwood Road, London NW11 Tree Preservation Order 2018, either:

CONFIRM WITHOUT MODIFICATION

That the Council, under Regulation 7 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012 confirms the London Borough of Barnet 64 and 66 Oakwood Road, London NW11 Tree Preservation Order 2018 without modification.

Or:

DO NOT CONFIRM

That the Council, under Regulations 7 and 9 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012 does not confirm the London Borough of Barnet 64 and 66 Oakwood Road, London NW11 Tree Preservation Order 2018.

1. MATERIAL CONSIDERATIONS

Relevant Planning Policies and Guidance Adopted

- Local Plan – Core Strategy (Adopted September 2012) – Policy CS7
- Local Plan – Development Management Policies (Adopted September 2012) – Policy DM01

Relevant Planning History

- Report of Head of Development Management Planning (Development Management) dated 12th June 2018 (see Appendix 1)
- TCF/0313/18 – s211 Notice of Intent received 8th May 2018 – “T1 – Oak – Remove” at 64 Oakwood Road, London NW11 6RL

Background Information/Officers Comments

On 8th May 2018, a proposal to remove an Oak standing at 64 Oakwood Road, London NW11 6RL was received via the Planning Portal. As the tree was within the Hampstead Garden Suburb Conservation Area, but not in a Tree Preservation Order, a s211 notice of intended tree works was registered under reference TCF/0313/18.

For a s211 notice of intended tree works, it is necessary only to submit sufficient details to identify the subject tree(s) and the treatment(s) proposed – there is no requirement for the information to be in any particular format (e.g. on a specified application form); provide any reason for the proposal; or have any supporting documentary evidence – it is a notification (rather than a consent) procedure and, at the expiry of the statutory six week notification period, the specified treatment can be undertaken.

In accordance with the Town & Country Planning Act 1990 (as amended), if the Local Planning Authority wishes to control treatment of a tree subject of a s211 notice of intended tree works, it must make a Tree Preservation Order (TPO). An application for TPO consent would then be required and would be determined in accordance with the provisions of the relevant legislation.

If a tree is included in a Tree Preservation Order, formal consent for treatment is required from the Local Planning Authority (subject to certain exemption provisions set out in the legislation) – it is necessary to submit an application form; reason(s) for the proposed treatment; and specified supporting documentary evidence as set out on the application form and associated guidance notes. The TPO treework application can be consented, either with or without conditions, or refused. The applicant / agent has a right of appeal to the Planning Inspectorate against refusal or conditions and it is possible to claim compensation from the Local Planning Authority for loss or damage caused or incurred in consequence of the refusal or conditions.

On becoming aware of the s211 notice of intention to remove the Oak at 64 Oakwood Road, concern was raised by a Ward Councillor and a number of objections were received from local residents / the Hampstead Garden Suburb Trust / the Hampstead Garden Suburb Residents' Association. A delegated report considering the appropriateness of making a Tree Preservation Order was drafted (relevant extracts at Appendix 1) and an Order made on 13th June 2018 in the interest of public amenity.

The Tree Preservation Order secures the protection of the tree on a provisional basis for up to six months from the date of making, but an Order needs to be formally confirmed for it to have long-term effect. The Council is required to take into account all duly made objections and representations before deciding whether to confirm the TPO.

Notices were served on the persons affected by the Order in accordance with paragraph 1(a) of Regulation 5 of the Town and Country Planning (Tree Preservation) (England) Regulations.

No objections or representations were received on the making of the Order but, on 29th June 2018, an application for consent to remove the Oak, T1 of the Tree Preservation Order, was submitted via the Planning Portal from the same applicant / agent as had previously submitted the s211 Notice of Intent. The application was registered under reference TPF/0429/18 and is subject of a separate report for determination by this Committee.

In the absence of any duly made objections and representations, adopted Council procedures provide that the Tree Preservation Order can be confirmed under delegated powers rather than referred to a Planning Committee. However, as this Committee is determining TPF/0429/18 (the application for consent to fell), it is appropriate that the decision as to whether or not to confirm the Tree Preservation Order is considered in parallel.

If the Order is confirmed, formal consent remains a requirement for works to the trees in accordance with legislative provisions into the future – however, there may be associated

compensation liability. If the decision is made not to confirm, the Order would lapse (as would associated compensation provisions) - but whilst Conservation Area treework notification provisions would still be relevant, any future attempt to include the tree(s) in a new Tree Preservation Order would almost certainly be liable to challenge.

The Tree Preservation Order includes two Oak trees – one at 64 and the other at 66 Oakwood Road. There is a current application to remove the larger tree at 64 because of its alleged implication in property damage. The making of the Order, triggered by the s211 notification, has meant that much more detailed information needed to be submitted and thus can be taken into account in determining the application to fell the ‘better’ tree of the pair (TPF/0429/18). However, if it is concluded that consent to fell this tree should be granted then, unless there is particular desire to provide long term protection to the Oak at 66 in isolation, confirmation of the Order may be open to question.

The confirmation of the Tree Preservation Order is considered to be in the interests of public amenity - as set out in the delegated report for the making of the TPO appended (also in the separate TPF/0429/18 report also in the agenda pack), it is considered the subject Oak trees contribute significantly to public amenity, and given normal arboricultural attention are capable of providing amenity value for a considerable time. However, confirmation of the Order may have financial consequences - if the Local Planning Authority is prepared to face potential compensation liability it is recommended that the Order be confirmed without modification.

2. EQUALITIES AND DIVERSITY ISSUES

The Equality Act 2010 (the Act) came into force in April 2011. The general duty on public bodies requires the Council to have due regard to the need to eliminate discrimination and promote equality in relation to those with protected characteristics such as race, disability, and gender including gender reassignment, religion or belief, sex, pregnancy or maternity and foster good relations between different groups when discharging its functions.

The Council have considered the Act but do not believe that the confirmation of the Order would have a significant impact on any of the groups as noted in the Act.

3. CONCLUSION

The Tree Preservation Order was made in the light of an intention to remove an Oak at 64 Oakwood Road, which is now subject of a separate application for determination by this Committee. Confirmation of the Tree Preservation Order is considered to be in the interests of public amenity but may have financial consequences because of tree preservation legislative compensation provisions. If Members believe that the potential liability is justified by the trees’ contribution to public amenity justifies, it is recommended that the Order be confirmed without modification.



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Appendix 1 – Extract from Delegated Report to Make the Tree Preservation Order

The Council received a proposal to remove an Oak standing at 64 Oakwood Road, submitted via the Planning Portal by Innovation Group Environmental Services acting as agent for Subsidence Management Services. It was alleged on the application form that the “tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability to 60 Oakwood Road, London NW11 6RL”. A s211 Notice of Intent was registered accordingly, under reference TCF/0313/18.

An e-mail was received from a Ward Councillor on 22nd May 2018 stating “This is very worrying. Would this go to Committee. If we think of felling it can I ask that it be determined by committee?”

In accordance with the Town & Country Planning Act 1990 (as amended), if the Local Planning Authority wishes to control treatment of a tree subject of a s211 notice of intended tree works, it must make a Tree Preservation Order (TPO). An application for TPO consent would then be required and would be determined in accordance with the provisions of the relevant legislation. This report considers the appropriateness of making such an Order (it is not possible to grant consent or refuse a s211 notice of intent). As this notice of intent, the Council’s role is not to grant or refuse consent but is to consider whether it is expedient in the interests of amenity to make a Tree Preservation Order.

National Planning Practice Guidance provides the following advice in respect of the making of Tree Preservation Orders:

Paragraph: 007 Reference ID: 36-007-20140306

What does ‘amenity’ mean in practice?

‘Amenity’ is not defined in law, so authorities need to exercise judgment when deciding whether it is within their powers to make an Order.

Orders should be used to protect selected trees and woodlands if their removal would have a significant negative impact on the local environment and its enjoyment by the public. Before

authorities make or confirm an Order they should be able to show that protection would bring a reasonable degree of public benefit in the present or future.

Revision date: 06 03 2014

Paragraph: 008 Reference ID: 36-008-20140306

What might a local authority take into account when assessing amenity value?

When considering whether trees should be protected by an Order, authorities are advised to develop ways of assessing the amenity value of trees in a structured and consistent way, taking into account the following criteria:

Visibility

The extent to which the trees or woodlands can be seen by the public will inform the authority's assessment of whether the impact on the local environment is significant. The trees, or at least part of them, should normally be visible from a public place, such as a road or footpath, or accessible by the public.

Individual, collective and wider impact

Public visibility alone will not be sufficient to warrant an Order. The authority is advised to also assess the particular importance of an individual tree, of groups of trees or of woodlands by reference to its or their characteristics including:

- size and form;*
- future potential as an amenity;*
- rarity, cultural or historic value;*
- contribution to, and relationship with, the landscape; and*
- contribution to the character or appearance of a conservation area.*

Other factors

Where relevant to an assessment of the amenity value of trees or woodlands, authorities may consider taking into account other factors, such as importance to nature conservation or response to climate change. These factors alone would not warrant making an Order.

Revision date: 06 03 2014

In addition to the e-mail from the Ward Councillor, by the date of drafting this report (12th June 2018), 27 objections to the removal of the Oak had been received from local residents / the Hampstead Garden Suburb Trust / the Hampstead Garden Suburb Residents' Association. The objections varied in length and detail; with many commenting on the nature of the supporting documentary evidence, which is not relevant for the purposes of this report, however other observations were more pertinent to the amenity value of the tree:

- The streetscene will be detrimentally affected
- These beautiful Oak trees define the landscape of Oakwood Road and the immediate surrounding area
- The tree standing at the entrance to Bigwood is matched with another similar Oak
- It is essential to keep such trees to ensure the integrity of this special area
- [The houses] were built as part of an overall plan that incorporate the views of these ancient trees as part of the streetscene
- It provides a very real value to the community, nature and the overall amenity of the Suburb
- The tree in question has dominated the landscape for decades in that part of HGS and it would be a scandal if it were removed
-this beautiful, healthy and clearly old oak tree forming part of a pair at the entrance to Bigwood from Oakwood Road between Houses 64 and 66
- It will form important habitat for wildlife as a British oak

- This is a beautiful and significant mature tree, probably over 200 years old. It was obviously part of the old wood and deliberately retained when the designers of Oakwood Road planned the cottages.
- Aesthetically it is important not only for the environment of Oakwood Road but also, as the Oakwood Road entrance to Big Wood where it is paired with another oak in the garden of No 66 to produce a magnificent canopy entrance.
- It forms an integral part of the green backdrop for which the suburb is famous predating the surrounding buildings by a century
- The oak trees of the suburb provide a vital environment for wildlife e.g. woodpeckers
- It is a pair with an oak in the garden of 66. Both oaks for a key part of the street landscape and it would be highly detrimental if the oak at number 64 were felled
- This beautiful oak tree is one of a pair with significant local amenity value and importance to the thousands of local residents and visitors to the area and varied wildlife
- This Oak tree is one of the pre-Suburb Oaks retained by Raymond Unwin in his masterplan of the estate....It is one of the trees retained from Big Wood when the Suburb was developed
- As part of the Hampstead Garden Suburb Tree Survey..... this tree has been identified as a Significant Tree
-the removal of an old tree which cannot be replaced by new young planting. Such trees are exceedingly rare and especially precious in the suburban landscape. No where more so than in the Hampstead Garden Suburb.
- This is one of a pair (64 & 66), marking the entrance to Bigwood which is a part of the original historic forest covering this area for hundreds of years. This oak is a magnificent specimen and was there long before this house was built. The south side of Oakwood Road all borders Big Wood and the original builders were aware of this!
- This tree is one of the trees deliberately retained from Big Wood when the Suburb was developed.
- This oak is by the path leading into the wood from Oakwood Road and greatly enhances the very well-used entrance to the wood.
- This is a magnificent and ancient tree which, together with its 'partner' on the opposite side of the path, makes a wonderful canopied entrance to Bigwood. Not only is it a public amenity from a visual point of view, it is an important habitat for birds including woodpeckers, contributing to the wonderful birdsong that enhances my almost daily walks through the wood.
- The tree is visible from along the street and beyond. It makes a very important contribution to the amenity of the locality. It is particularly appreciated by those using the Wood and the path to Northway Gardens and its playground opposite.
- This tree is a key feature of the landscape and the original planners clearly intended trees of this stature to be visible between the cottages and seen from the street and their gardens as part of their design. It is an important contributor to the visual amenity of the area.
- Design features such as this are especially valuable because they give the Suburb the appearance of having developed organically over the centuries, with dwellings giving way to important trees such as this fine specimen.
- Trees of this age are particularly valuable for their contribution to environmental diversity and habitats as well as for their visual amenity.
- This fine oak over 200 years old predates any of the houses in Oakwood Road and is one of the trees retained by the architects in their original master plan for the estate.
- It is one of a pair cradling the Oakwood road entrance to the nature reserve of Big Wood. It makes a significant contribution to the amenity of the area.
- The tree itself is magnificent, a local amenity serving both as a landmark to those entering Bigwood and a significant amount of birds, squirrels and other wildlife
- This tree is a visual and natural amenity which in the 21st century where we have lost so much woodland, trees and natural habitat for our fast diminishing bird and insect population, we cannot afford to lose both for their futures and their necessity to our survival.

The Oak subject of TCF/0313/18 stands in the front garden of 64 Oakwood Road, about midway along the flank boundary with the pathway leading from Oakwood Road to Big Wood. It is a substantial mature tree, in excess of 20 metres in height, of good form and condition. The girth of the Oak at 64 is indicative of its being a great age.

Various of the comments cited above suggest the Oak at 64 Oakwood Road is 'one of a pair' – whilst there is another Oak almost opposite, on the other side of the path, in the front garden of 66 Oakwood Road, this second mature Oak is smaller (approx. 15m) and its form has been affected by the close proximity of the adjacent larger tree. This second Oak appears to be in reasonable condition, although there is some deadwood and dead branches.

There is a further large mature Oak almost opposite, on the other side of the carriageway to the north, very close to the front boundary of 59 Oakwood Road - this tree is included in the Greenspaces inventory of Council owned / maintained Highways trees (265784 – Sgl/22) – it is not considered further in detail in this report as its maintenance is already under direct Council control via an alternative mechanism.

The Oaks pre-date the development of Hampstead Garden Suburb - they were retained and influenced the layout of the area. The trees are very clearly visible along much of the length of Oakwood Road and also from the well-used footpaths / twittens providing access to the public open spaces of Big Wood and Northway Gardens. The Hampstead Garden Suburb Character Appraisal Statement includes much relevant information.

Oakwood Road lies in the northern part of the Suburb, running almost parallel with Falloden Way (A1 trunk road), backing onto Northway Gardens through which Mutton Brook flows. In this part of the Suburb (identified as part of Character Area 6 of the Hampstead Garden Suburb Character Appraisal Statement) "there are extensive open spaces and woodland. Northway Gardens forms a green corridor between Falloden Way and Oakwood Road. Big Wood and Little Wood are Ancient woods bordering Denman Drive and Oakwood Road, and form a notable feature of the topography" as noted in the Character Appraisal Statement. As the Statement describes, Oakwood Road stands on land which formed part of the 112 acres originally held on a 999-year lease and developed by Co-partners under Trust control from 1912 until 1919. The freehold was bought in 1958. The area layout was first sketched by Unwin and refined by his successor as Trust Architect, GL Sutcliffe (Sutcliffe had already worked on the designs for Oakwood Road in his former role as the Co-Partnership's Architect). The development of this area marks a transition point in both the architectural and social history of the Suburb. Most of the area was designed before the First World War and was largely built by 1915. Oakwood Road was developed to provide housing for rent at low to modest rates. Architecturally, it continued the artisan cottage tradition. During, and after, World War I construction conditions were very difficult and costs rose significantly; after the war, Government housing finance favoured Local Authorities. These two factors ended the ability of the private sector to build cottage housing for moderate rentals.

This history is relevant because in the 1911 Unwin Master Plan for the Suburb, the area now occupied by Oakwood Road is shown as woodland, completely undeveloped, forming part of an enlarged Big Wood. However, a subsequent undated plan submitted by the Hampstead Garden Suburb Trust shows the early stages of the development of Oakwood Road cutting through part of the woodland block but retaining a number of the pre-existing mature woodland trees. Indeed pathways and roads are shown laid out to align with the retention of particular groups of large trees – with an axis of footpaths and roadways running straight from Midholm Close, through Midholm, crossing Falloden Way, through Northway Gardens, between 59 / 61 and 64 / 66 Oakwood Road and on into the heart of Big Wood – the two Oaks at 64 and 66 Oakwood Road together with the mature Highways Oak referred to above are clearly marked as being retained in the layout on the undated plan. The Trust believe the plan to date from approx. 1913 – it is clearly based on the 1911 Unwin Master Plan, but shows further, later, designing of the northern part of the Suburb at a relatively early stage.

The Introduction of the Character Appraisal Statement includes the following information relevant to the public amenity value of the Oak(s):

Views and Vistas - “Glimpsed views - Throughout the Suburb there are views of trees above rooflines, and glimpsed views between houses of trees and planted areas behind. For example, the views above and between houses to Turners Wood provide continuity between the woodland and the mature trees retained in gardens, as well as a sense of scale. Similarly, the mature oaks in Oakwood Road and Denman Drive unite Big Wood, Little Wood and the woodland of Northway Gardens/Mutton Brook. Whether or not individual specimens pre-date the development, they help to provide a link with the pre-development landscape and remaining woodland as well as reflecting the philosophy that informed the design of the Garden Suburb. The many footpaths frame views between hedges and lead onto attractive small greens or allotments. These glimpsed views are an important characteristic of the Suburb which need to be preserved.”

Streets and Open Spaces – “The roads within the Conservation Area are public open spaces of great quality. Wherever possible, in laying out the design for the “Garden Suburb”, particular care was taken to align roads, paths and dwellings to retain existing trees and views. Extensive tree planting and landscaping was considered important when designing road layouts in Hampstead Garden Suburb, such that Maxwell Fry, one of the pioneer modernists in British architecture, held that *“Unwin, more than any other single man, turned the soulless English byelaw street towards light, air, trees and flowers”*. Unwin used the natural contours of the land to create a relationship between the imposing buildings in Central Square and the cottages of the Artisans’ Quarter. The axial roads provide through routes but the gradual slope of the hill was accommodated with less formal road layouts suited to smaller scale housing. The layout of roads often follows old tracks, contour lines, or old hedge boundaries curving around remnants of pre-existing woodlands or the boundary oaks of the old field system. Closes and formal squares infill land between the main routes providing more intimate spaces and picturesque streetscapes. Everywhere, great care has been taken to vary the building line so that some houses are set back behind small greens, others step forward creating a sense of enclosed space and providing attractive views.”

Trees and Hedges – “Trees and hedges are defining elements of Hampstead Garden Suburb. The quantity, layout and design of landscape, trees and green space in all its forms, are inseparable from the vision, planning and execution of the Suburb. Trees and landscaping provide a complimentary setting to the built form. It was the intention that dwellings and nature should be in such close relationship. Henrietta Barnett was clearly influenced by Ebenezer Howard’s views that *“Human society and the beauty of nature are meant to be enjoyed together... Town and country must be married and out of this joyous union will spring a new hope, a new life, a new civilisation.”* and *“.. Parks and gardens, orchards and woods, are being planted in the midst of the busy life of the people, so that they may be enjoyed in the fullest measure”*. Unwin’s expressed intention, which he achieved, was: *‘to lay out the ground that every tree may be kept, hedgerows duly considered, and the foreground of the distant view preserved, if not as open fields, yet as a gardened district, the buildings kept in harmony with the surroundings.’*”

“Many very old boundary oaks survive in roads, gardens and open spaces and have great impact, both visually and environmentally, as individual trees..... The maturity of planting in the Suburb results in many fine, specimen trees in gardens enhancing the general streetscapes. Where roadways are too narrow to incorporate street trees, trees in gardens are crucial to the verdant appearance of the streetscape. Trees contribute fundamentally to the distinctive character and appearance of the Conservation Area in a number of different ways, including:

- Creating a rural or semi-rural atmosphere
- informing the layout of roads and houses with mature field boundary trees
- providing links with pre-development landscape and remaining woodland
- creating glades, providing screening and shade, and marking boundaries
- framing views, forming focal points, defining spaces and providing a sense of scale
- providing a productive, seasonal interest and creating wildlife habitats”

The Character Appraisal Statement includes the following relevant information in respect of Character Area 6:

“Even within the context of Hampstead Garden Suburb this area is notable for its lush, green character. Big Wood and Little Wood are the remnants of ancient woodlands; the mature oaks in these two woods rise above the cottages in Oakwood Road and the two forks of Denman Drive. Mutton Brook runs through the attractively landscaped Northway Gardens which also has tennis courts and a children’s playground. Everywhere there are mature street trees, well maintained hedges and attractive garden planting”

“The street layout and architectural styles fully exploit the setting. To the South, roads are curved both to retain mature trees and also to provide soft, picturesque street views.”

“Principal positive features:

Layout and public realm

- curve of streets and planning of cul-de-sacs relate sympathetically to the topography
- road layouts frame views; focal points draw the eye up and down slopes
- pre-existing woodlands and areas of open meadow beside Mutton Brook are incorporated into the layout
- streets curve to accommodate ancient trees
-
- footpaths (twittens) link roads providing safe pedestrian shortcuts through the area from north to south and east to west.

Landscape and trees

- woods and Northway Gardens provide attractive green spaces and recreational areas for residents
- Big Wood and Little Wood are ancient woodlands of historic interest
- views to trees and open green spaces in the distance
- trees in gardens, especially mature trees
- number and scale of trees are well chosen to enhance streetscapes
-
- planting in front gardens often complements and enhances the buildings”

Oakwood Road is described in greater detail as:

“Oakwood Road curves sharply up a gentle slope from Addison Way and then follows the south side of the shallow valley carved by the Mutton Brook. The character of the road is enhanced by the adjacent ancient woodlands. The entrance to Little Wood borders the first section of the southwest side of Oakwood Road. Big Wood forms a backdrop of oaks for the houses on the south side of the road and many of the houses stand on land that was formerly covered by woodland. Remnants of the woodland can be seen in the approximately 200 year-old oaks that stand in some gardens and at certain points on the pavement. Many are visible above the roofs and through large well-planned gaps between the groups of houses.

The road has grass verges and a variety of street trees. The hedges are predominately of privet sometimes mixed with wild shrubs such as blackthorn, hawthorn or hazel with some woodland flowers, such as wood anemone and bluebell, growing among the roots. In general the impression of Oakwood Road is of cottages in a natural wooded setting.”

The Oak in the front garden of 64 Oakwood Road, together with that at 66, are very obviously remnants of the woodland and their retention has clearly been intrinsic to the layout of the roads, paths, and houses in this area – an integral part of the philosophy, character and appearance of this part of the Hampstead Garden Suburb Conservation Area. Although not identical, the two trees do unite to form a pair - framing the view, as a focal point at the entrance to Big Wood and contributing significantly to the streetscape and the wider Suburb. These mature Oaks (retained from the ancient woodland which perhaps was the source of the road name) provide continuity and

a link to the pre-development landscape, visually, environmentally and ecologically – and may be considered essential components of the lush green character and semi-rural atmosphere.

Whilst the s211 Notice of Intent proposes the removal of one Oak at 64 Oakwood Road, given the tree's relationship with the Oak at 66 Oakwood Road, it is considered reasonable to consider the appropriateness of including both trees in a Tree Preservation Order. As set out above, the two trees have been assessed as important trees of significant amenity value which meet the criteria set out in Government Guidance. It is clear from the comments received from residents, the Residents' Association, and the Suburb Trust that the tree(s) are greatly valued and have considerable public amenity value. The Local Planning Authority believes that the removal of the selected tree(s) *"would have a significant negative impact on the local environment and its enjoyment by the public"*. Given the s211 notification of the intended removal of the Oak at 64 Oakwood Road, the inclusion of the tree(s) in an Order at this time is considered to *"show that protection would bring a reasonable degree of public benefit in the present or future"* – not least because it would give the Local Planning Authority some measure of control over the treatment of the tree(s) which would otherwise be absent.

With appropriate cultural attention, the two Oak trees are capable of contributing to public amenity for a considerable period of time. It is considered expedient in the interests of amenity to make a Tree Preservation Order (TPO). The inclusion of these trees in a TPO would necessitate the submission of an application for TPO consent which would need to be accompanied by mandatory supporting documentary evidence that would be determined in accordance with the provisions of the relevant legislation.

For the above reasons it is considered appropriate to include the tree in a Tree Preservation Order.