



**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
THE TOWN AND COUNTRY PLANNING (TREE PRESERVATION)(ENGLAND) REGULATIONS 2012**

Tree Preservation Order No.

Ref: 2380/TRE/2015/77

Mr Alex Mcgauley
Treehab
11 Lowfield Road
NW6 2PP

The Council of the London Borough of Hillingdon as the Local Planning Authority within the meaning of the above-mentioned Act and Orders and Regulations made thereunder give notice that consent is hereby **PARTLY GRANTED** to carry out the following operation(s) :-

Description of operation(s) :

See Attached Schedule for
Approved description and conditions and Refused description and reasons

Location : Ibis Hotel, 112-114 ,Bath Road Harlington

Date of receipt: 02 June 2015

Drawing/plan Numbers: See attached sheet for details

Consent is given to part of the application (see attached schedule) subject to the conditions listed on the attached schedule, part of the application has been refused (see attached schedule) for the reasons listed on the attached schedule

Signed:

Head of Planning & Enforcement

Date: 26 June 2015

NOTES: Attention is particularly drawn to the attached schedule which sets out the rights of applicants who are aggrieved by the decisions of the Local Planning Authority.



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SCHEDULE OF SPLIT DECISION

PART APPROVED

To carry out tree surgery, including a reduction, by 1.5m to the lowest limb, to one Cedar (T8) on TPO 337

- 1 . The length of the lowest lateral limb of the Cedar to be pruned shall be reduced by up to 1.5m. This work shall comprise a reduction in the length of the limbs in a uniform and systematic manner and the limbs should be cut back to suitably positioned secondary branches.

The work shall result in a tree of typical form for the species and of balanced appearance. The level of limb reduction shall be expressed either as a percentage / length of the overall limb length to be removed, or as a level of clearance to be provided. The works shall be carried out in accordance with the recommendations contained in BS3998: 2010 - "British Standard Recommendations for Tree Work". Climbing irons or 'spikes' shall not be used during the execution of the work.

Reason

In order to protect health of the tree and the visual amenity of the area.

INFORMATIVES:

- 1 . Expected standard of tree work: The approved works must be carried out in accordance with the conditions laid out above. If they are not, then enforcement action could be taken which could lead to prosecution and heavy fines. Therefore, it is highly recommended that the works are only carried out by a professional and competent arboriculturist who undertakes to comply with the conditions of this consent and in accordance with industry best practice (BS 3998:2010). The Arboricultural Association can provide details of its approved contractors, who have demonstrated such professionalism and competence, on their website (www.trees.org.uk) or by calling 01242 522152. Or on request the Council can provide a list of contractors who are known to carry out tree work to a good standard and to normally maintain an appropriate policy of indemnity insurance.

REFUSED



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To carry out tree surgery, including a crown reduction by up to 1m, to one Robinia (T5) on TPO 337.

INFORMATIVES:

- 1 · REFUSAL, for the following reasons:

The Robinia (T5) is situated along the frontage of the Ibis Hotel. The tree does not appear to have been pruned before and, as a result, has an attractive crown typical of the species. The tree is moderately visible in this part of the road, contributes to the arboreal character of the area and has a high amenity value.

The proposed crown reduction by 1m is unjustified, unnecessary and will introduce multiple wounds into the tree's crown.

The proposed work would be detrimental to the trees' health and appearance.

- 2 · The removal of dead wood: This does not require the formal consent of the Council.
- 3 · Statutory crown lifting of trees: This does not require formal consent of the Council if the clearance only involves the removal of branches to give a separation between the footway and the tips of the lowest branches by up to 2.3m or the carriageway by up to 5.2m.

END OF SCHEDULE

Address:

Residents Services
London Borough of Hillingdon
3 North Civic Centre, High Street, Uxbridge UB8 1UW
Tel: 01895 250230
www.hillingdon.gov.uk



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SCHEDULE OF PLANS

SCHEDULE

1. Regulation 24

- (1) If, on a claim under this regulation, a person establishes that loss or damage has been caused or incurred in consequence of—
(a) the refusal of any consent required under these Regulations;
(b) the grant of any such consent subject to conditions; or
(c) the refusal of any consent, agreement or approval required under such a condition, that person shall, subject to paragraphs (3) and (4), be entitled to compensation from the authority.
- (2) No claim, other than a claim made under paragraph (3), may be made under this regulation—
(a) if more than 12 months have elapsed since the date of the authority's decision or, where such a decision is the subject of an appeal to the Secretary of State, the date of the final determination of the appeal; or
(b) if the amount in respect of which the claim would otherwise have been made is less than £500.
- (3) Where the authority refuse consent under these Regulations for the felling in the course of forestry operations of any part of a woodland area—
(a) they shall not be required to pay compensation to any person other than the owner of the land;
(b) they shall not be required to pay compensation if more than 12 months have elapsed since the date of the authority's decision or, where such a decision is subject to an appeal to the Secretary of State, the date of the final determination of the appeal; and
(c) such compensation shall be limited to an amount equal to any depreciation in the value of the trees which is attributable to deterioration in the quality of the timber in consequence of the refusal.
- (4) In any case other than those mentioned in paragraphs (2) or (3), no compensation shall be payable to a person—
(a) for loss of development value or other diminution in the value of the land;
(b) for loss or damage which, having regard to the application and the documents and particulars accompanying it, was not reasonably foreseeable when consent was refused or was granted subject to conditions;
(c) for loss or damage reasonably foreseeable by that person and attributable to that person's failure to take reasonable steps to avert the loss or damage or to mitigate its extent; or
(d) for costs incurred in appealing to the Secretary of State against the refusal of any consent required under these Regulations or the grant of any such consent subject to conditions.
- (5) Subsections (3) to (5) of section 11 of the Forestry Act 1967(21) (terms of compensation on refusal of licence) shall apply to the assessment of compensation under paragraph (3) as they apply to the assessment of compensation where a felling licence is refused under section 10 of that Act(22) (application for felling licence and decision of Commissioners thereon), as if—
(a) for any reference to a felling licence there were substituted a reference to a consent required under these Regulations; and
(b) for the reference to the Commissioners there were substituted a reference to the authority.
- (6) Claims for payment of compensation by virtue of paragraph (1) shall be made in writing to and paid by the authority.
- (7) (a) This paragraph applies where—
(i) an authority have granted consent under regulation 17(1) and (3) for felling in the course of forestry operations all or any part of a woodland area to which an order applies;
(ii) such consent is granted subject to a condition under regulation 17(2)(a) requiring trees to be planted; and
(iii) the Forestry Commissioners decide not to make a grant or loan under section 1 of the Forestry Act 1979(23) (finance for forestry) in respect of the planting required by such a condition as is mentioned in paragraph (ii) for the reason that such a condition frustrates the use of the woodland area for the growing of timber or other forest products for commercial purposes and in accordance with the rules or practice of good forestry;
(b) where this paragraph applies, the Forestry Commissioners shall, at the request of the person under a duty to comply with such a condition as is mentioned in sub-paragraph (a)(ii), give a certificate stating whether they have decided not to make such a grant or loan as is mentioned in sub-paragraph (a)(iii) and, if so, the grounds for their decision.
- (8) Any question of disputed compensation under this regulation shall be referred to and determined by the Upper Tribunal(24).
- (9) In relation to the determination of any such question, the provisions of section 4 of the Land Compensation Act 1961(25) (costs for proceedings of Upper Tribunal) and sections 22 (Tribunal Procedure Rules) and 29 (costs or expenses) of the Tribunals, Courts and Enforcement Act 2007 shall apply subject to any necessary modifications and to the provisions of these Regulations.
- (10) This regulation shall not apply to orders to which regulations 26(3) or 26(4) apply.

(11) In this regulation—
"development value" means an increase in value attributable to the prospect of development; and, in relation to any land, the development of it shall include the clearing of it; and "owner" has the meaning given by section 34 of the Forestry Act 1967(26) (meaning of "owner").

2.

I) Where an application is made to the Authority for consent under the Order and consent is refused by that Authority or is granted by them subject to conditions, then if the applicant is aggrieved by the decision on the application the applicant or that person, as the case may be, may, by notice in writing served within 28 days from the receipt of notification of their decision or such longer period as the Planning Inspectorate may allow, appeal to the Secretary of State. Appeals must be made on a form which is obtainable from the Planning Inspectorate, Environment Team, 4/04. Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel 01173728192, Fax 01173726241, e-mail environment.appeals@pins.gsi.uk) or from their website www.planning-inspectorate.gov.uk/pins/appeals/tree_preservation/index.htm

II) When an appeal is brought under this provision from a decision of the Authority, the Secretary of State, subject to the following provisions, may allow or dismiss the appeal or may reverse or vary any part of the decision of the Authority, whether or not the appeal relates to that part and may deal with the application as if it had been made to him in the first instance.