

Report of Head of Planning, Consumer Protection, Sport and Green Spaces

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED), SECTIONS 198-201 AND 203

**TREE PRESERVATION ORDER NO. 717 (TPO 717):
OAK AT 11 COURT ROAD, ICKENHAM**

1.0 Summary

To consider whether or not to confirm TPO 717 with or without modification.

2.0 Recommendation(s)

That TPO 717 be confirmed without modification.

3.0 Information

3.1 The making of TPO 717 was authorised under delegated powers (on 3rd April 2014) after the new owner of 11 Court Road submitted to the Council 6 weeks' notice (a Section 211) of their intention to prune a high value Oak in their rear garden (on 6th March 2014).

The Oak is a fine, mature specimen and is estimated to be around 200 - 250 years old. The tree is about 20m high, has a crown spread of about 25m and is situated in the rear garden (which is about 55m long) about 25m south-east of the rear of the house. The tree contributes to local biodiversity and also significantly contributes to the amenity and arboreal character of the Ickenham Village Conservation Area.

The TPO was made to protect the Oak from unnecessary pruning.

3.2 The following formal objection (summarised) to TPO 717 was received from Mr Richard Campion on 2nd May 2014 on the grounds that: -

- I. "Whilst I have every intention of ensuring the longevity and health of the tree (as demonstrated by me requesting to have the tree trimmed in the first instance), I'm sure you'll agree it is a very large tree to have so close to the property".
- II. "It blocks out a significant amount of light from the house and the neighbouring properties".
- III. "I think it is important for us and any future owners of the property (or neighbouring properties) to have the option to create more light into their houses".
- IV. "I only have the best intentions for the tree and will not do anything to jeopardise its health either now or in the future".

4.0 Observations on the objections to TPO 717:

Pruning a tree introduces multiple wounds into its crown which can lead to infection and an early decline. Furthermore, trees respond to pruning by generating numerous new branches that are often poorly attached and lead to future failure. Therefore, the belief that having the tree trimmed will ensure its health and longevity is unfounded.

The tree is admittedly large, however given that it is mature (and therefore unlikely to grow much larger), and is situated in a very large rear garden, 25m away from the house, the Council consider this relationship to be acceptable. Furthermore, the tree is situated south-east of the house and can therefore only shade the house during the morning.

A TPO does not stop (reasonable) works being carried out to the tree is protects. It just ensures that all proposed works are carefully considered. Permission is not required to remove dead or dangerous branches and the Council would have no objection to minor pruning being carried out on the house-side of the tree to maintain this current relationship.

4.1 There were no other objections to or representations about TPO 717.

5.0 Conclusions

5.1 It is recommended that TPO 717 be confirmed without modification.

5.2 The following background documents were used in the preparation of this report:

- Provisional Tree Preservation Order No. 717 (2014)
- Letter of objection to TPO 714 (and attached letter to previous owner)



**Location Plan
for
11 Court Road
Ickenham
Middlesex**

Confirmation of

Tree Preservation Order Number

717

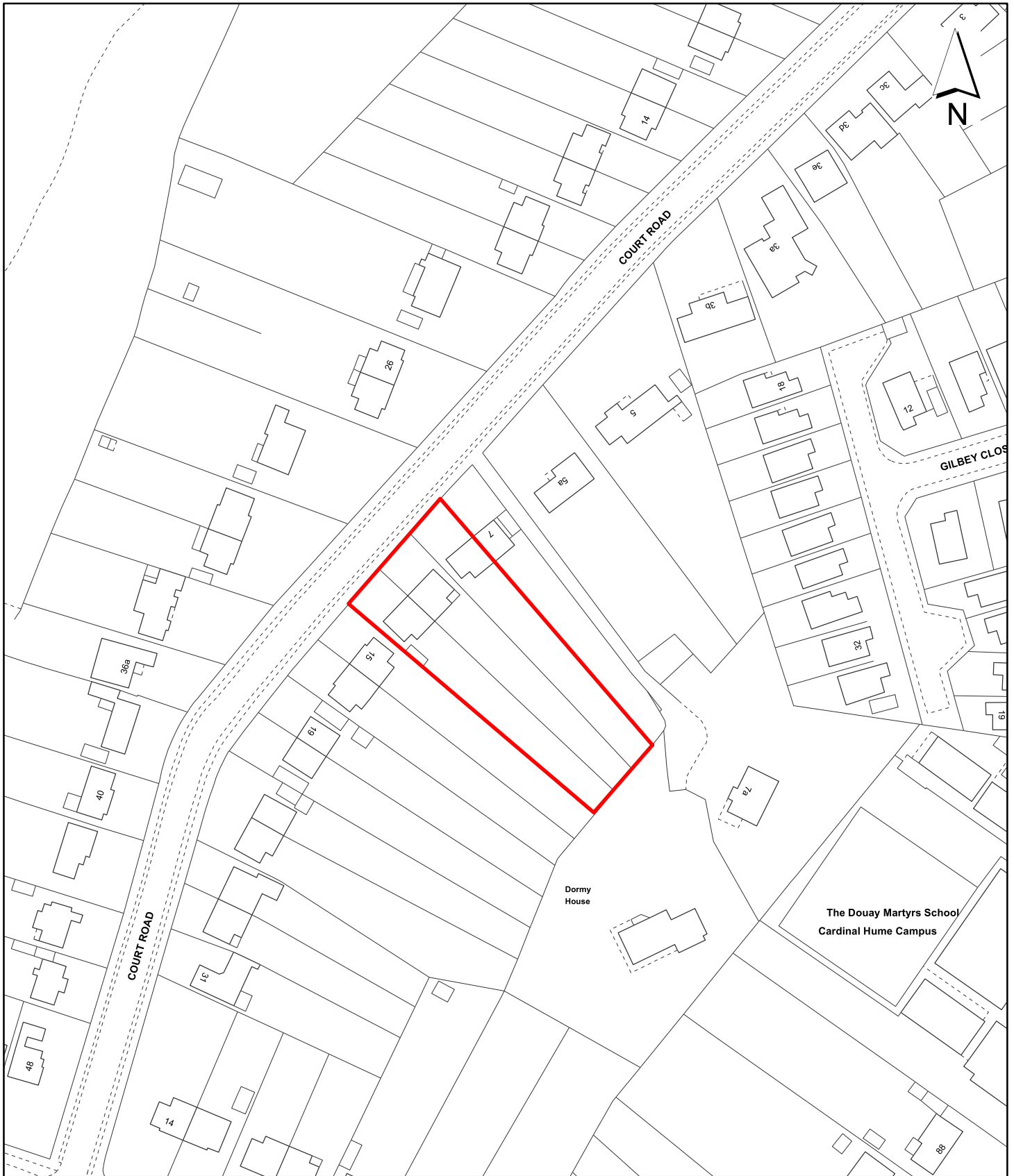
**LONDON BOROUGH OF
HILLINGDON
Residents Services**


Civic Centre, Uxbridge, Middx, UB8 1UW
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Scale: 1:1,250

Date: July
2014





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	<p>Planning Application Ref:</p> <p>TPO 717</p>	<p>Scale</p> <p>1:1,250</p>	
	<p>Planning Committee</p> <p>North</p>	<p>Date</p> <p>July 2014</p>	
		