

IMPORTANT - THIS COMMUNICATION MAY AFFECT YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (TREE PRESERVATION) (ENGLAND)
REGULATIONS 2012

London Borough of Southwark
Tree Preservation Order (No. 644) 2022

Rylstone Grove Park London Southwark SE5 8LT

THIS IS A FORMAL NOTICE to let you know that on the **26th January 2022** the Council made the above tree preservation order.

A copy of the order is enclosed. In simple terms, it prohibits anyone from cutting down, topping or lopping any of the trees described in the Schedule and shown on the map, without the local planning authority's consent.

Some explanatory guidance on tree preservation orders is available via <https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas#tree-preservation-orders--general>.

The Council has made the order because the trees make a positive contribution to the local environment as assessed by a TEMPO evaluation.

The order took effect on a provisional basis on **26th January 2022**. It will continue in force on this basis for a further 6 months or until the order is confirmed by the Council, whichever first occurs.

The Council will consider whether the order should be confirmed, that is to say, whether it should take effect permanently. Before this decision is made, the people affected by the order have a right to make objections or other representations about any of the trees, groups of trees or woodlands covered by the order.

If you would like to make any representations, please make sure we receive them in writing within 28 days of this date of this notice (**17:00 26/02/2022**). Your comments must comply with regulation 6 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012, a copy of which is provided. Send your comments to London Borough of Southwark, (**Ref TPO/644**), 160 Tooley Street, PO Box 64529, London SE1P 5LX. All valid objections or representations are carefully considered before a decision on whether to confirm the order is made. Additional information regarding tree preservation orders can be found at <https://www.southwark.gov.uk/environment/trees/tree-preservation-orders-and-conservation-areas>

The Council will write to you again when that decision has been made. In the meantime, if you would like any further information or have any questions about this notification, please contact Liam Bullen, TPO Officer on 0207 525 5338.

Dated 26th January 2022

Signed on behalf of the London Borough of Southwark



Stephen Platts
Director of Planning and Growth
Authorised by the Council to sign in that behalf

London Borough of Southwark
160 Tooley Street
PO Box 64529
London SE1P 5LX

Regulation 6 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012

Objections and representations

6(1) Subject to paragraph (2), objections and representations—

(a) shall be made in writing and—

- (i) delivered to the authority not later than the date specified by them under regulation 5(2)(c); or*
- (ii) sent to the authority in a properly addressed and pre-paid letter posted at such time that, in the ordinary course of post, it would be delivered to them not later than that date;*

(b) shall specify the particular trees, groups of trees or woodlands (as the case may be) in respect of which such objections and representations are made; and

(c) in the case of an objection, shall state the reasons for the objection.

6(2) The authority may treat as duly made objections and representations which do not comply with the requirements of paragraph (1) if, in the particular case, they are satisfied that compliance with those requirements could not reasonably have been expected.

Tree Preservation Order

Town and Country Planning Act 1990

The Tree Preservation Order (TPO Number 644) 2022

The London Borough of Southwark in exercise of the powers conferred on them by section 198 of the Town and Country Planning Act 1990 make the following Order—

Citation

1. This Order may be cited as Tree Preservation Order (TPO Number 644) 2022

Interpretation

- 2.— (1) In this Order “the authority” means the London Borough of Southwark
(2) In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

- 3.— (1) Subject to article 4, this Order takes effect provisionally on the date on which it is made.

(2) Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—

- (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
- (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of,

any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter “C”, being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

Dated this 26th January 2022

Signed on behalf of the London Borough of Southwark



Stephen Platts
Director of Planning and Growth
Authorised by the Council to sign in that behalf

CONFIRMATION OF ORDER

This Order was confirmed by London Borough of Southwark without modification on the day of

OR

This Order was confirmed by the London Borough of Southwark, subject to the modifications indicated by , on the day of

Signed on behalf of the London Borough of Southwark

.....

Authorised by the Council to sign in that behalf]

DECISION NOT TO CONFIRM ORDER

A decision not to confirm this Order was taken by London Borough of Southwark on the day of

Signed on behalf of the London Borough of Southwark

.....

Authorised by the Council to sign in that behalf

VARIATION OF ORDER

This Order was varied by the London Borough of Southwark on the day of by a variation order under reference number a copy of which is attached

Signed on behalf of the London Borough of Southwark

.....

Authorised by the Council to sign in that behalf

REVOCATION OF ORDER

This Order was revoked by the London Borough of Southwark on the day of

Signed on behalf of the London Borough of Southwark

.....

Authorised by the Council to sign in that behalf

SCHEDULE
Specification of trees

Tree specified as an Individual
(within a black circle on the map)

| <i>Reference on map</i> | <i>Description</i> | <i>Situation</i> |
|-------------------------|--------------------|--|
| T1 | Oak | Side, Rylstone, Facing Camberwell Grove |
| T2 | Yew | Side, Rylstone, Facing Camberwell Grove |
| T3 | Cypress | Front, Rylstone Facing Grove Park |

Tree specified as a Group
(within a broken black line on the map)

| <i>Reference on map</i> | <i>Description</i> | <i>Situation</i> |
|-------------------------|--------------------|------------------|
| | None | |

Tree specified as an Area
(within a dotted black line on the map)

| <i>Reference on map</i> | <i>Description</i> | <i>Situation</i> |
|-------------------------|--------------------|------------------|
| | None | |

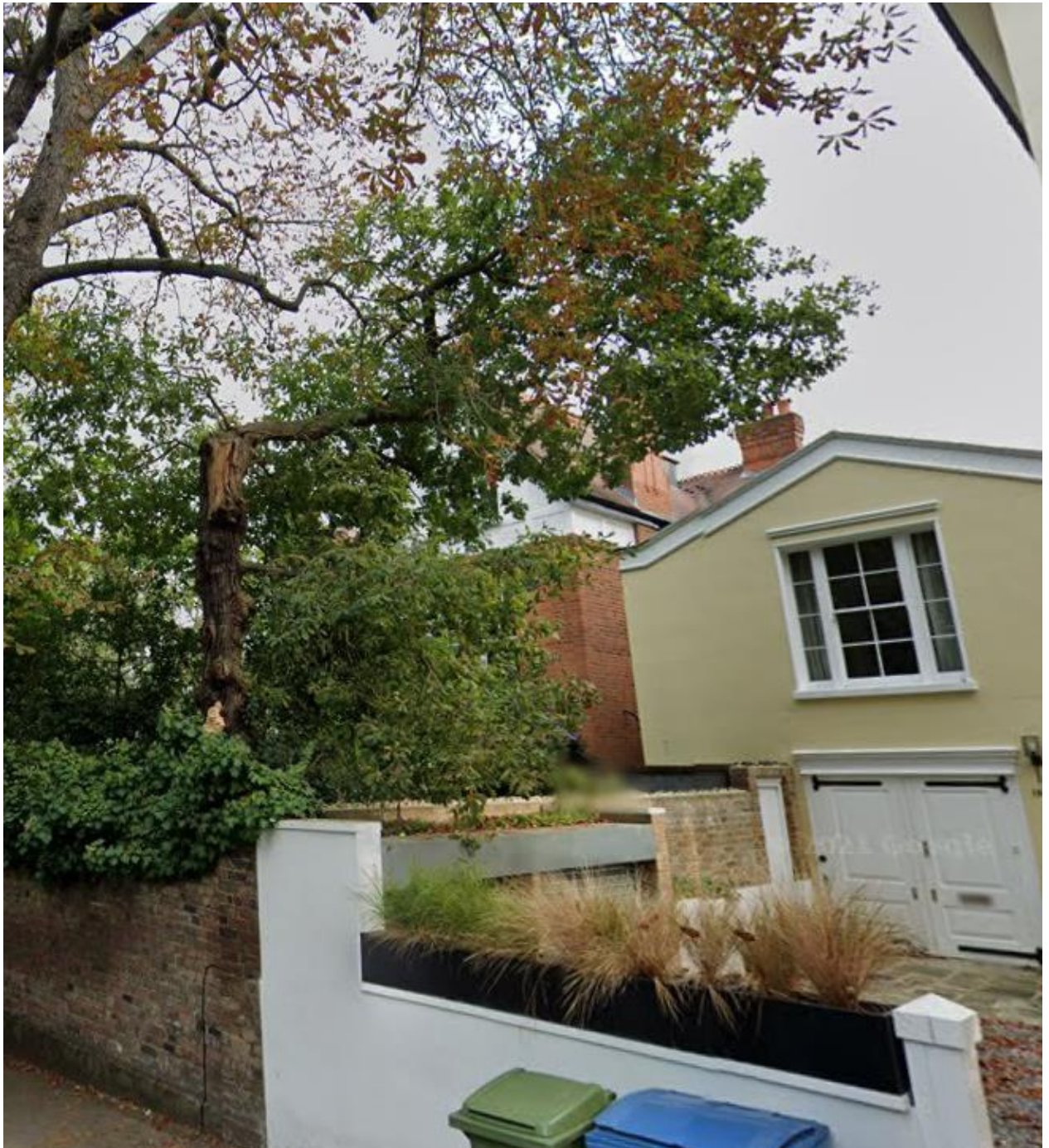
Tree specified as an Woodland
(within a continuous black line on the map)

| <i>Reference on map</i> | <i>Description</i> | <i>Situation</i> |
|-------------------------|--------------------|------------------|
| | None | |

MAP



T1



T2



T3



| TREE EVALUATION METHOD FOR PRESERVATION ORDERS (TEMPO) | | | | | | |
|--|------------|----------------|---|----------|-------------------|---------------------|
| Survey Data Sheet & Decision Guide | | | | | | |
| Date: | 25.01.2022 | Surveyor: | LB | | | |
| Tree details | | | | | | |
| TPO Ref (if applicable): | 644 | Tree/Group No: | T1.T2.T3 | Species: | Oak, Yew, Cypress | |
| Location: | | | | | | |
| REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS | | | | | | |
| Part 1: Amenity assessment | | | Score: Highlight as Applicable | | | |
| a) Condition & suitability for TPO | | | b) Retention span (in years) & suitability for TPO | | | |
| Good Highly suitable | 5 | | 100+ Highly suitable | 5 | | |
| Fair Suitable | 3 | | 40-100 Very suitable | 4 | | |
| Poor Unlikely to be suitable | 1 | | 20-40 Suitable | 2 | | |
| Dead Unsuitable | 0 | | 10-20 Just suitable | 1 | | |
| Dying/dangerous* Unsuitable | 0 | | <10* Unsuitable | 0 | | |
| * Relates to existing context and is intended to apply to severe irremediable defects only | | | *Includes trees which are an existing or near future nuisance | | | |
| c) Relative public visibility & suitability for TPO | | | | | | |
| Very large trees with some visibility / prominent large trees | | | 5 | | | Highly suitable |
| Large trees, or medium trees clearly visible to the public | | | 4 | | | Suitable |
| Medium trees, or large trees with limited view only | | | 3 | | | Suitable |
| Young, small, or medium/large trees visible only with difficulty | | | 2 | | | Barely Suitable |
| Trees not visible to the public, regardless of size | | | 1 | | | Probably Unsuitable |
| d) Other factors (Trees must have accrued 7 or more points (with no zero score) to qualify) | | | | | | |
| Principal components of arboricultural features, or veteran trees | | | 5 | | | |
| Tree groups, or members of groups important for their cohesion | | | 4 | | | |
| Trees with identifiable historic, commemorative or habitat importance | | | 3 | | | |
| Trees of particularly good form, especially if rare or unusual | | | 2 | | | |
| Trees with none of the above additional redeeming features | | | 1 | | | |
| Part 2: Expediency assessment (Trees must have accrued 9 or more points to qualify) | | | | | | |
| | | | | | | Notes: |
| 5) Immediate threat to tree | | | 5 | | | |
| 3) Foreseeable threat to tree | | | 3 | | | |
| 2) Perceived threat to tree | | | 2 | | | |
| 1) Precautionary only | | | 1 | | | |
| Part 3: Decision guide | | | | | | |
| Any 0 Do not apply TPO | | Overall Score: | 19 | | | Date: |
| 1-6 TPO indefensible | | | | | TPO Served: | 26.01.2022 |
| 7-10 Does not merit TPO | | Recommend: | TPO | | | |
| 11-14 TPO defensible | | | Do Not TPO | | Confirmed: | |
| 15+ Definitely merits TPO | | Date: | 25.01.2022 | | | |