

IMPORTANT – THIS COMMUNICATION MAY AFFECT YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING (TREES) REGULATIONS 1999

PLANNING ACT 2008

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

**Tree Preservation Order: Three Rivers (Manor House, Abbots Langley) Tree Preservation
Order 2021**

THREE RIVERS DISTRICT COUNCIL

THIS IS A FORMAL NOTICE to let you know that on 17th June 2021 we made the above Tree Preservation Order.

A copy of the Order is enclosed. In simple terms, no one is allowed to cut down, top or lop without our permission any of the trees described in the Schedule of the Order and shown on the map.

Some information about Tree Preservation Orders is in the enclosed leaflet, *Protected Trees: A Guide to Tree Preservation Procedures (2012)*, produced by the Department of Communities and Local Government.

We have made the Order because the specified trees should be retained in order to preserve and maintain the present and future landscape character of the area

The Order came into force, on a temporary basis, on 17th June 2021, and will remain in force for six months. During this time we will decide whether the Order should be given permanent status.

People affected by the Order have a right to object or make comments on any of the trees or woodlands covered before we decide whether the Order should be made permanent.

If you would like to make any objections or comments, please make sure we receive them in writing by 17th July 2021. Your comments must meet Regulation 6 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012 (copy attached / overleaf). **Please send your comments to the Director of Community and Environmental Services at Three Rivers House, Northway, Rickmansworth Hertfordshire WD3 1RL (for the attention of the Principal Tree Officer).** We will carefully consider all objections and comments before deciding whether to make the Order permanent.

We will write to you again when we have made our decision. In the meantime, if you would like any more information or have any questions about this letter, please contact the Landscape Officer, Leisure and Community Services, Three Rivers House; Northway, Rickmansworth, Herts. WD3 1RL tel. no. 01923 776611 ref. TPO 923).

Dated: 17th June 2021

Sign 

~~Solicitor to the Council~~
on behalf of Three Rivers District Council.
Three Rivers House,
Northway, Rickmansworth, Herts. WD3 1RL

COPY OF 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.

Town and Country Planning Act 1990

The Three Rivers (Manor House, Abbots Langley) Tree Preservation Order 2021

The Three Rivers District Council 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 The Three Rivers (Manor House, Abbots Langley) Tree Preservation Order 2021.

Interpretation

2.— (1) In this Order “the authority” means Three Rivers District Council.

(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 seventeen day of June 2021

THE COMMON SEAL of **THREE RIVERS**
DISTRICT COUNCIL was hereunto affixed in the presence of:-


PRINCIPAL SOLICITOR
~~Solicitor to the Council~~



CONFIRMATION OF ORDER

This Order was confirmed by Three Rivers District Council without modification on the day
of

OR

This Order was confirmed by Three Rivers District Council, subject to the modifications indicated by , on the day of

Signed on behalf of Three Rivers District Council

.....

Authorised by the Council to sign in that behalf

DECISION NOT TO CONFIRM ORDER

A decision not to confirm this Order was taken by Three Rivers District Council on the day
of

Signed on behalf of Three Rivers District Council

.....

Authorised by the Council to sign in that behalf

VARIATION OF ORDER

This Order was varied by Three Rivers District Council on the day of
by a variation order under reference number
a copy of which is attached

Signed on behalf of Three Rivers District Council

.....

Authorised by the Council to sign in that behalf

REVOCATION OF ORDER

This Order was revoked by Three Rivers District Council on the day of

Signed on behalf of Three Rivers District Council

.....

Authorised by the Council to sign in that behalf

SCHEDULE

Specification of trees

Trees specified individually

(Encircled in black on the map)

<i>Reference on map</i>	<i>Description</i>	<i>Situation</i>
T1	Sycamore tree	On the North West boundary, to the rear of 25 Standfield.
T2	Sycamore tree	On the North West boundary, to the rear of 23 Standfield.

Trees specified by reference to an area

(within a dotted black line on the map)

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

Groups of trees

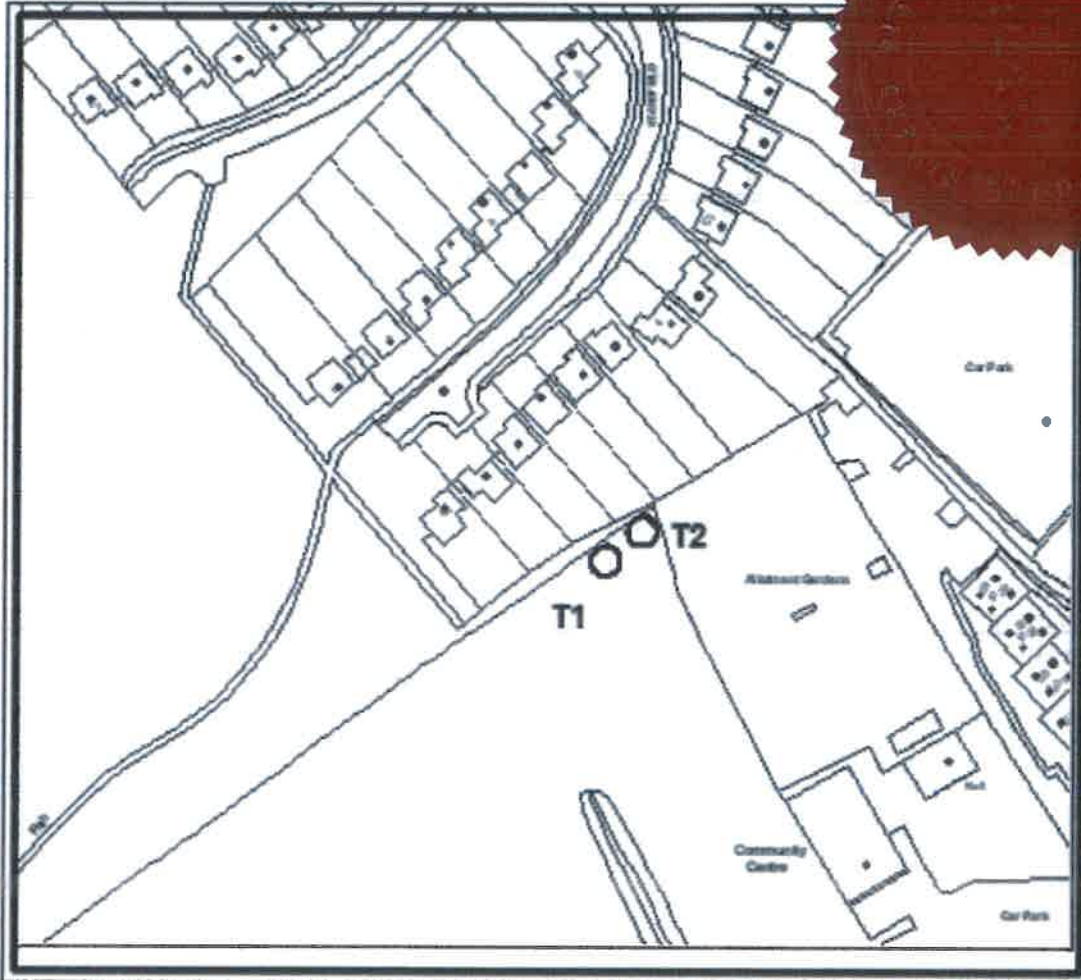
(within a broken black line on the map)

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

Woodlands

(within a continuous black line on the map)

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



46/21
JES

TPO 923

**Three Rivers (Manor House, Abbots Langley)
Tree Preservation Order 2021**

Date: 17th June 2021 Scale: 1:1250

Ray Figg, Head of Community Services, Three Rivers District Council, Three Rivers House, Northway, Rickmansworth, WD3 1RL



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DATED 17th June 2021

TOWN AND COUNTRY PLANNING ACT 1990

**THREE RIVERS
(Manor House, Abbots Langley)
TREE PRESERVATION ORDER 2021**

TPO 923
