

The following notes are for guidance only and are not a statement of the law.

You should consult a solicitor if you are unsure of your legal rights or obligations.

You may find the answer to your enquiry in the City of London Tree Strategy Supplementary Planning Document.

How can I find out if a tree is covered by a Tree Preservation Order (TPO)?

Details of confirmed and provisional Orders are on the Local Land Charges Register and in the Department of the Built Environment at the Guildhall. A Land Charges search before you purchase a property should disclose the existence of a TPO (or whether your property is in a conservation area). Ask your solicitor if any trees in the property you intend to purchase has a TPO. For advice follow the [Contact the City Corporation](#) on the website or call 020 7332 1710.

If I want to work on a protected tree?

Apply to the Department of the Built Environment (using the forms available), to seek consent, specifying the trees, what you want to do and the reasons why.

An officer will inspect the tree before issuing a decision on any application for consent.

You may find it helpful to consult a tree surgeon to clarify what you need to do. The Arboricultural Association has a list of approved tree surgery contractors.

If you wish to carry out work to any trees owned by the City Corporation or on land owned or maintained by the City Corporation, contact the Director of Open Spaces.

The Department of the Built Environment should be consulted if any tree works affect the public highway/City Walkway.

Where can I find information on trees in Conservation Areas?

The Tree Strategy SPD has information on trees in conservation areas, particularly pages 20-24 of Part 1.

Do I always need the City Corporation's consent to work on a protected tree?

Yes, except for:

- 1) Cutting down trees in accordance with one of the Forestry Commission's grant schemes, or where the Commission has granted a felling licence
- 2) Cutting down or pruning a tree:
 - which presents an urgent and serious safety risk – however you must give written notice (by letter or email) of the proposed work to the local planning authority as soon as practical after the work becomes necessary
 - which is dead – however you must give at least five working days written notice (by letter or email) of the proposed work to the local

- planning authority
- which is directly in the way of development that is about to start for which detailed planning permission has been granted
- in a commercial orchard, or pruning fruits in accordance with good horticultural practice
- to prevent or control a legal nuisance (you may find it helpful to check first with a solicitor)
- in line with an obligation under an Act of Parliament
- by or at the request of certain organisations listed in the regulations

3) removing dead branches from a living tree

If you are in doubt, check with the Department of the Built Environment.

How are trees on development sites affected?

Trees on development sites can be protected by Tree Preservation Orders. Measures to safeguard trees both during and after the construction phase may also be attached to a planning permission. Planning conditions may also require you to plant trees which may be covered by a Tree Preservation Order. The Order will normally apply to replacement trees.

Can I carry out work on protected trees which are in the way of proposed development?

You can only cut down or cut back protected trees if they are directly in the way of development which is about to start, for which you have detailed planning permission. You cannot carry out tree work to a protected tree if you only have outline planning permission. Check first with the Department of the Built Environment. You may be prosecuted if you have cut down or cut back a tree excessively.

If the development does not require planning permission (i.e., it has permitted development rights under the Town and Country Planning [General Permitted Development] Order 1995) (as amended), you must still apply to the Department of the Built Environment for consent under the procedures in the normal way.

Trees which are not protected can also be the subject of a planning condition. You should contact the Department of the Built Environment which can advise further.

Works to trees on church land

You should consult the London Diocesan Advisory Committee (C of E) before any works commence in order that it can advise as to whether a Faculty (permission) is needed for these works.

[Parish Property Support Team](#), London Diocesan House, 36 Causton Street, London SW1P 4AU, 020 7932 1230

Works to trees which may affect sewers and drains

You should consult Thames Water in order to ensure that the removal of the tree/new planting does not have any adverse impact on any sewers / drainage in the vicinity of the works.

Removal of trees which lie within a zone within which London Underground have an interest

If the premises lie within a zone within which London Underground have an interest in respect of any building and construction works and their effect on their operations, etc., you should liaise with London Underground in respect of the removal of any tree to ensure the safety of the railway and associated structures.

You should contact the Department of the Built Environment which can advise further if this is applicable.

Seeking the permission of the owner of trees

You should obtain the permission of the owner where possible before carrying out any work for which approval has been granted.