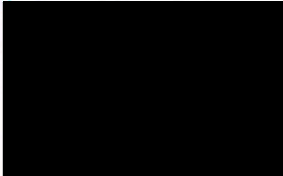


rrow

LONDON

18th December 2008



Dear Ms Sedani

57-65 The Broadway, Stanmore.

I refer to our phone conversation yesterday.

I have reviewed the file P/3683/08 in connection with the preservation of trees at the rear of the property.

As you say up to two days ago these trees were not protected and you had been informed of this fact in September 2008.

With the submission of the planning application in November matters change. This is because the Council is under a duty, imposed by Parliament, to look at the need to preserve trees when an application is submitted.

So in this case, with trees threaten by the proposed development, as evidenced by the submitted plans, the order was made. This is not the action of a single officer; there is a due process internally and the order was signed off by the Head of Planning.

I appreciate that this can come as an unwanted surprise but because of the nature of tree preservation, the making of orders in response to the threat of development is done in confidence until such time as the order is served. To do other wise can put trees at risk; indeed as you have commented up to two days ago the trees at issue could have been lawfully removed.

So the trees are now protected and may only be touched either with consent under the TPO or in order to build something which has obtained planning permission. In the current case it appears that the parking may be rearranged to protect the trees and I suggest this be done. If the plans are left showing the now protected trees to be removed this may be grounds for refusing the application.

In conclusion I find that nothing inappropriate has occurred and officers of the Planning Service had done what is required of us by the terms of the planning legislation. I have copied this letter to the agent for the planning application , Mr Karia.

Yours sincerely,

Roger Pidgeon,
Interim Chief Planning Officer

CC

Mr Karia
Head of Planning
Case Officer
Tree Protection Officer