

<b>Committee:</b>	<b>Dated:</b>
<b>Planning and Transportation</b>	<b>22<sup>nd</sup> February 2022</b>
<b>Subject:</b> Custom House, Lower Thames Street, London, EC3R 6EE Confirmation of a Tree Preservation Order (TPO) on the thirteen Plane Trees (Platanus x hispanica) situated along the southern boundary of Custom House adjacent to the River Thames	<b>Public</b>
<b>Ward:</b> Billingsgate	<b>For Decision</b>
<b>Registered No:</b>	<b>Registered on:</b>
<b>Conservation Area:</b>	<b>Listed Building:</b> Grade I

### **Summary**

A Tree Preservation Order cited as the Customs House Lower Thames Street (2021) Tree Preservation Order ("the TPO") in respect of thirteen Plane Trees (Platanus x hispanica) specified individually situated along the southern boundary of Custom House adjacent to the River Thames, was made on 2nd December 2021. It was served on persons interested in the land affected by the Orders in accordance with Regulation 5(1) of the Town and Country Planning (Tree Preservations) (England) Regulations 2012 on the 6th December 2021. No objections have been received.

To continue to have effect after the expiration of 6 months from when the TPO was made it must be confirmed within the 6-month period.

### **Recommendation**

That the Customs House Lower Thames Street (2021) Tree Preservation Order be confirmed without modification.

## **Background Information**

A report was presented to the Planning and Transportation Committee on the 26<sup>th</sup> October 2021, as a non-public item, seeking the Committee's authority to make the TPO in respect of the thirteen Plane Trees (*Platanus x hispanica*) specified individually situated along the southern boundary of Custom House adjacent to the River Thames. The TPO was recommended on the grounds that the trees are considered to be of significant amenity value as individual specimens in that they enhance the quality of the open space and general townscape and the visible enjoyment of the space by the public, and it was expedient in the interests of amenity to make provision for protection of the trees having regard to development pressure in respect of the trees.

The Committee agreed the recommendation. The TPO was made on 2 December 2021 and served as set out under "Consultations" in accordance with Regulation 5(1) of the Town and Country Planning (Tree Preservations) (England) Regulations 2012.

## **Consultations**

The copy of the TPO, Regulation 5 and covering letters were posted on the 6<sup>th</sup> December 2021 by recorded delivery, by way of service, to the following:

1. The Secretary of State for the Environment Transport and the Regions, Care of HM Customs and Excise, 6e New Kings Beam House, 22 Upper Ground, London SE1 9JP
2. The Secretary of State for the Environment Transport and the Regions, Care of HM Revenue and Customs, Benton Park View, Newcastle Upon Tyne NE98 1ZZ
3. Department for Transport, Great Minster House, 33 Horseferry Road, London SW1P 4DR
4. Government Legal Department, 102 Petty France, Westminster, London SW1H 9GL
5. Mapeley Steps Limited care of Mapeley Estates Limited, Cambridge House, 47 Clarendon Road, Watford WD17 1HN
6. Globalgrange Hotels Limited (Co. Regn. No.11022269) of Lion House, 72-75 Red Lion Street, London WC1R 4NA
7. Globalgrange Hotels Limited c/o Riaa Barker Gillette (UK) LLP of 11-12 Wigmore Place, London W1U 2LU (ref JFG 15121-01).

Objections or other representations with respect to the trees specified in the order may be made to the authority for a period of at least 28 days from the service of the notice. In view of the holiday season, it was felt appropriate to extend the deadline to allow for comments to be received by the 14th January 2022.

No responses have been received.

### **Additional information**

To continue to have effect after the expiration of 6 months from when the TPO was made it must be confirmed within the 6 month period. .

The confirmation of a TPO cannot be appealed. However, any subsequent refusal of an application for removal of or works to a protected tree or imposition of conditions upon consent can be appealed to the Secretary of State via the Planning Inspectorate.

Anyone proposing to carry out works to a tree or trees subject to a TPO must seek permission from the local planning authority. This involves completing an application form identifying the trees, detailing the works proposed and explaining the reasons for the works.

The local planning authority will inspect the trees prior to making a decision and may recommend alternative works or refuse consent. If authorisation is given to fell a protected tree, a new tree will usually be required to be planted as a replacement. However, this will in turn require a new TPO to be served.

If a tree protected by a TPO is felled, pruned or wilfully damaged without consent, both the person who carried out the works and the tree owner are liable to be fined up to £20,000 through the Magistrates Court or, if taken to the Crown Court, an unlimited fine. There are exceptional circumstances, such as when a tree is dead, dying or dangerous, when permission is not required. However, in order to avoid the risk of prosecution advice must be sought from the council and five days' notice given before carrying out any works (except in an emergency).

### **Evaluation**

The evaluation carried out prior to making the TPO (as set out in the Report to Planning and Transportation Committee of 26 October 2021) concluded that the trees are considered to be of significant amenity value as individual specimens in that they enhance the quality of the open space and general townscape and the visible enjoyment of the space by the public. It was also concluded that it was expedient in the interests of amenity to make provision for protection of the trees having regard to development pressure in respect of the trees. There has been no change in circumstances to alter that evaluation and no objections to the TPO. The evaluation remains as set out in the Report to Planning and Transportation Committee of 26 October 2021

### **Conclusions**

It is therefore recommended that, the TPO be confirmed for the reasons set out above.

### **Background Papers**

Report to Planning and Transportation 26<sup>th</sup> October 2021 Subject: Custom House, Lower Thames Street, London, EC3R 6EE including photograph and site plan

Tree Preservation Order sealed 2<sup>nd</sup> December 2021

Copy of the Regulation 5 notice

Letter dated 6<sup>th</sup> December 2021 to The Secretary of State for the Environment Transport and the Regions

Letter dated 6<sup>th</sup> December 2021 to The Secretary of State for the Environment Transport and the Regions

Letter dated 6<sup>th</sup> December 2021 to Department for Transport

Letter dated 6<sup>th</sup> December 2021 to Government Legal Department

Letter dated 6<sup>th</sup> December 2021 to Mapeley Steps Limited care of Mapeley Estates Limited

Letter dated 6<sup>th</sup> December 2021 to Globalgrange Hotels Limited (Co. Regn. No.11022269)

Letter dated 6<sup>th</sup> December 2021 to Globalgrange Hotels Limited c/o Riaa Barker Gillette (UK) LLP

Email dated 6<sup>th</sup> January 2022- Returned Mail\* TCPA - Custom House - Tree Preservation Order

## **Appendix A**

### **Relevant London Plan Policies**

Policy G7 (Trees and Woodlands) states that “London’s urban forest and woodlands should be protected and maintained, and new trees and woodlands should be planted in appropriate locations in order to increase the extent of London’s urban forest – the area of London under the canopy of trees.”

### **Relevant Draft City Plan 2036 Policies**

OS2 City Greening

OS3 Biodiversity

OS4 Trees

S15 Climate resilience and flood risk

### **Relevant Local Plan Policies**

#### **CS19 Improve open space and biodiversity**

To encourage healthy lifestyles for all the City’s communities through improved access to open space and facilities, increasing the amount and quality of open spaces and green infrastructure, while enhancing biodiversity.

<b>Committee:</b> Planning and Transportation	<b>Dated:</b> 26 <sup>th</sup> October 2021
<b>Subject:</b> Custom House, Lower Thames Street, London, EC3R 6EE  To make individual Tree Preservation Orders (TPOs) on the thirteen Plane Trees (Platanus x hispanica) situated along the southern boundary of Custom House adjacent to the River Thames.	<b>Non-Public</b>
<b>Ward:</b> Billingsgate	<b>Listed Building:</b> Grade 1
<b>Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?</b>	11
<b>Does this proposal require extra revenue and/or capital spending?</b>	N
<b>If so, how much?</b>	N/A
<b>What is the source of Funding?</b>	
<b>Has this Funding Source been agreed with the Chamberlain's Department?</b>	N/A
<b>Report of:</b> Chief Planning Officer and Development Director	<b>For Decision</b>
<b>Report author:</b> Catherine Evans	

## NOT FOR PUBLICATION

<p>This report is exempt by virtue of the paragraph 6 of Part 1 of Schedule 12A of the Local Government Act 1972. Specifically, paragraphs of the report contain sensitive information which may be exempted under the Act, and as this cannot be presented to Members as a separate appendix this report needs to be considered in closed session. It is considered that information falling under the following paragraphs outweighs the public interest in disclosing information:</p>	
6)	Information which reveals that the authority proposes to give a statutory notice under or by virtue of which requirements are imposed on a person; or to make an order or direction under any enactment.

## **Summary**

It is proposed that the thirteen London Plane trees (*Platanus x hispanica*) situated along the southern boundary of Custom House are made the subject of individual Tree Preservation Orders. This is a result of ongoing review of the City's green infrastructure and in recognition of their strong amenity value. Located on private land the trees do not benefit from any other form of management control, for example being in a Conservation Area. The trees form part of a site set to come forward for development which could impact on their health and vitality moving forward. TPOs would provide an appropriate management framework for future prosperity.

The trees, which are circa 100 years old and were planted at the turn of the 20<sup>th</sup> Century, are considered to be of significant amenity value, enhancing a sensitive setting including the grade I listed Custom House, whilst providing a public and potential biodiversity resource. Such trees will be an important piece of infrastructure in making the City more climate resilient and in implementing its ambitious Climate Action Strategy. Their removal would have a significant negative impact on the local environment and its enjoyment by the public. As such it is considered that the trees meet the necessary criteria in terms of what trees can be made the subject of a Tree Preservation Order.

To ensure their future prosperity, it is considered to be expedient to make the Tree Preservation Orders. If these trees are the subject of TPOs the City can insist on their replacement should they be lost.

The City Gardens Manager has inspected the trees.



Thirteen Plane Trees (*Platanus x hispanica*) situated along the southern boundary of Custom House adjacent to the River Thames



## **Report**

### **Site and Surroundings**

1. Custom House is situated on the south side of Lower Thames Street with its southern frontage facing directly onto the north bank of the River Thames. The trees are located at the edge of the Quayside and Riverside Walk which runs alongside the southernmost boundary of the site.
2. The building is not located within a conservation area but is Grade I Listed. Immediately adjoining the site to the west is the former Billingsgate Market complex a Grade II Listed Building below which is a Scheduled Ancient Monument.

### **Proposal**

3. To make individual Tree Preservation Orders (TPOs) on the thirteen Plane Trees (*Platanus x hispanica*) situated along the southern boundary of Custom House adjacent to the River Thames.

### **Background**

4. It has been identified that future building works could impact on the vitality of the trees. In addition, the most westerly tree, located on the southern western corner of the site, was under threat from proposed works to repair the boundary wall between the Old Billingsgate Market Building and Custom House. Following discussions this latter threat appears to have been removed but the tree remains unprotected.
5. The matter has been raised with HMRC and the Secretary of State for Housing, Communities and Local Government and no response has been received.

### **Relevant Legislation and Guidance**

6. Under section 198 of the Town and Country Planning Act 1990, the Local Planning Authority (LPA) has the power to make a Tree Preservation Order if it appears to them to be 'expedient in the interests of amenity' to make provision for the preservation of trees in their area.
7. National Planning Practice Guidance sets out guidance for the implementation of the Tree Preservation Order system. The Planning Practice Guidance on Tree Preservation Orders states that when deciding whether an Order is appropriate, LPAs are advised to take into consideration:
  - what 'amenity' means in practice and what to consider when assessing amenity value,
  - what 'expedient' means in practice,
  - what trees can be protected and how they can be identified.

8. Before making or confirming an Order the LPA should be able to show that protection would bring a reasonable degree of public benefit in the present or future.
9. Amenity is not defined in law, so the LPA must exercise judgment when deciding whether it is within their power to make an Order. Orders should be used to protect selected trees if their removal would have a significant negative impact on the local environment and its enjoyment by the public.
10. Authorities are advised to take into account:
  - Visibility
    - The extent to which the trees can be seen by the public. This will inform the assessment as to whether the impact on the local environment is significant. The trees, or at least part of them, should normally be visible from a public place, such as a road or footpath, or accessible by the public. However, this alone is not sufficient to warrant an Order.
  - Individual, collective and wider impact. Reference should be made to:
    - Size and form
    - Future potential as an amenity
    - Rarity, cultural or historic value
    - Contribution to, and relationship with, the landscape; and
    - Contribution to the character or appearance of a conservation area
  - Other factors to consider:
    - Importance to nature conservation
    - Response to climate change.These factor alone would not warrant making an Order.

### Expediency

11. LPAs are advised that although some trees may merit protection on amenity grounds it may not be expedient to make them the subject of an Order. For example, trees under good arboricultural management. However, it may be expedient to make an Order if it is believed that there is a risk of trees being felled, pruned or damaged in ways which would have a significant impact on the amenity of the area. There does not need to be an immediate risk. In some cases the LPA may believe that certain trees are at risk as a result of development pressures and in the interest of amenity may consider it expedient to make an Order. Other sources of risk with significant amenity value could include changes in property ownership. Intentions to fell trees are not always known in advance, so it may sometimes be appropriate to proactively make Orders as a precaution.

### What trees can be protected and how they can be identified

12. An Order can be used to protect individual trees, trees within an area and groups of trees and the trees can be of any size or species. Where a tree is on Crown land authorities can make an Order without the consent of the appropriate Crown body, however the matter should be discussed with that body prior to making the Order. Suitable candidates for Tree Preservation Orders can be identified using the factors listed above.

### **Tree Preservation Order Procedure**

13. The making of a Tree Preservation Order is essentially a two-stage process.
  - The first stage is the making of the Order by the LPA. The Order will come into effect on the day it is made and notice of the making of the Order must be given in accordance with the Town and Country Planning (Tree Preservation) (England) Regulations 2012. This requires, that persons interested in the land affected by the Order are notified and given the opportunity to submit objections and/or representations on the Order before confirmation.
  - The second stage of the process is the confirmation of the Order by the LPA. The provisional effect lasts 6 months unless the local planning authority either confirms the Order, (with or without modifications), or decides not to confirm it. Where objections and representations are made, the LPA is required to take them into consideration before making a decision.
14. The making of a TPO does not preclude a tree from being removed in the future. The TPO ensures that an applicant must seek permission to prune or remove trees from the Local Planning Authority before commencing works. A TPO will ensure that a tree is made a material consideration when considering a planning application that requires a protected tree to be removed. Any approved planning permissions for developments which requires the felling or pruning of protected trees override any applicable TPOs.

### **Compensation**

15. Section 203 of the Town and Country Planning Act 1990 provides that a Tree Preservation Order may make provision for the payment by the LPA of compensation in respect of loss and damages incurred by the refusal of consent required by the Tree Preservation Order. Similar provisions apply generally to Tree Preservation Orders made post 2012 pursuant to Regulation 24(4)(b) & (d) of the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

### **Policy**

16. The development plan consists of the London Plan 2021 and the City of London Local Plan 2015. The London Plan and Local Plan policies that are most relevant to the consideration of this case are set out in Appendix A to this report

17. The City of London has prepared a draft plan which is a material consideration.
18. The draft City Plan 2036 was subject to pre-submission consultation under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012, between March and May 2021. As such, the draft City Plan is a material consideration in the determination of applications alongside the adopted Local Plan.
19. Government Guidance is contained in the National Planning Policy Framework (NPPF) 2019 and the Planning Practice Guidance (PPG) which is amended from time to time.
20. The City of London Local Plan, adopted January 2015, seeks to protect the amenity value of trees and retain and plant more trees wherever practicable. (Core Strategy Policy CS19: Open Spaces and Recreation)
21. The City of London Tree Strategy Supplementary Planning Document, adopted May 2012, seeks to:
  - Objective 1  
To protect, manage and enhance the existing tree stock in its environment, in accordance with good arboricultural practice.
  - Objective 2  
To safeguard trees which are subject to Tree Preservation Orders and create new Tree Preservation Orders, including trees in conservation areas, when considered expedient to do so.
22. Section 72 of the Planning (Listed Building and Conservation) Act 1990 provides that in the exercise, with respect to any buildings or other land in a conservation area, of any functions under the planning Acts, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. In this case this is not relevant as the premises do not lie within a conservation area.
23. The PPG states that if trees merit protection in their own right, LPAs should make them the subject of individual TPOs. The group category should only be used to protect groups of trees where the value of the group merits protection. In this case we consider individual TPOs to be appropriate.

### **Arboricultural Advice**

24. The Arboricultural Report submitted as part of the planning application states that all thirteen trees are considered to be Category B trees, which are trees of moderate quality and/or moderate landscape value in such a condition as to be able to make a significant contribution to the local and/or wider landscape for the next twenty years or more.

25. The City Gardens Manager has inspected the trees from outside the site at ground level.

## **Assessment**

26. The thirteen trees in question (T3-T15 on the attached plan) are considered to be of outstanding and special amenity value and contribute significantly to the character and appearance of the townscape, setting of the River Thames. It is considered that the group is one of the oldest in the City, and a rare example of mature trees of significant stature along the River Thames.
27. Custom House is a monumental neo-classical seminal London building which is grade I listed, thus deemed of 'Outstanding National Interest'. It has a prominent frontage to the Upper Pool of London, for which it is a defining landmark in important riparian views and designated pan-London river prospects, the latter deemed central to the Capital's character and identity at a strategic level. The mature plane trees make a positive public contribution to that character.
28. The thirteen trees in question are located along the length of the buildings river frontage and form an important part of the setting of the building. The trees are readily visible in their entirety from the adjoining public space both at close quarters and from a distance. The Riverside Walkway/Thames Path which runs along the length of the frontage is framed by the trees and as a group the trees are readily identifiable for some distance along the Thames and from the south bank. The impact of the trees on the local environment is therefore significant in terms of visibility.
29. The trees also have a significant impact in terms of their size and form. Each tree is a large specimen with a large canopy spread and has a significant presence in public view. The trees have an intrinsic beauty as individual specimens and a value as a group. They make an important visual contribution to the character and appearance of the space and to the setting of Custom House and Old Billingsgate Market both of which are listed buildings. They provide a foil to the buildings and contribute interest and variety in the townscape. In summer, the green foliage provides a sense of enclosure to Custom House, an oasis and relief from the hard built environment around Lower Thames Street and a pleasant environment to walk through. In winter the trees provide an attractive contrast to the stonework of the building with their trunks silhouetted against the building opening up views of the building along the river frontage. For these reasons the trees significantly enhance the quality of the open space and general townscape and the visible enjoyment of the space by the public.
30. In considering the future potential of the trees regard should be had to the potential for growth and whether they have room to grow unchecked by pruning; whether they will be able to achieve/maintain a full crown size and whether they will they continue to offer a reasonable degree of amenity value for the public in the future. An initial assessment suggests that the trees appear to be in fair/good health and should therefore continue to grow. However, the trees have been planted in close proximity to each other and are likely to need pruning back,

therefore their full potential may have been realised. However, their attributes should still be readily enjoyed in the future.

31. Whilst the trees have no rarity or cultural value, the trees were planted in the early 20<sup>th</sup> Century. Therefore, historically they have been a feature of the site for many years and are likely some of the oldest in the City. This is the only line of trees on the riverside within the City of London, but they are a feature further west along the Embankment in Westminster. Making these trees the subject of TPOs would ensure this feature is protected for the future as if any of these trees became diseased or die the City could then insist on their replacement.
32. In terms of climate change this number of mature trees plays a significant part in climate change resilience. They convert large amounts of carbon dioxide to replenish our oxygen levels, filter out harmful air borne particles, provide shade and reduce water and air temperatures. They are also important to nature conservation, in particular along riparian biodiversity corridors, helping to conserve and preserve wildlife providing for example nesting sites to a range of wildlife.

### **Expediency**

33. The area in which the trees are located as been identified in the emerging City Plan 2036 as a 'Key Area of Change' and re-development discussions are taking place in the vicinity of the trees, the detailed design of which could impact their future prosperity. It is deemed pertinent to put in procedures now which can ensure these trees can be sustainably managed through the change process.

### **Recommendation**

34. For the above reasons the trees are considered to be of significant amenity value as individual specimens in that they enhance the quality of the open space and general townscape and the visible enjoyment of the space by the public. Their removal would have a significant negative impact on the local environment and its enjoyment by the public. As such it is considered that the trees meet the necessary criteria for a TPO and it would be expedient to make individual Tree Preservation Orders in respect of thirteen London Plane trees, (numbered T3 to T15 on the attached plan), as a public benefit would follow from the serving of the Orders.
35. It is further recommended that the Comptroller and City Solicitor be instructed to serve a copy of the Orders on persons interested in the land affected by the Orders in accordance with Regulation 5(1) of the Town and Country Planning (Tree Preservations) (England) Regulations 2012.

## **Appendix A**

### **Relevant London Plan Policies**

Policy G7 (Trees and Woodlands) states that “London’s urban forest and woodlands should be protected and maintained, and new trees and woodlands should be planted in appropriate locations in order to increase the extent of London’s urban forest – the area of London under the canopy of trees.”

### **Relevant Draft City Plan 2036 Policies**

OS2 City Greening

OS3 Biodiversity

OS4 Trees

S15 Climate resilience and flood risk

### **Relevant Local Plan Policies**

#### **CS19 Improve open space and biodiversity**

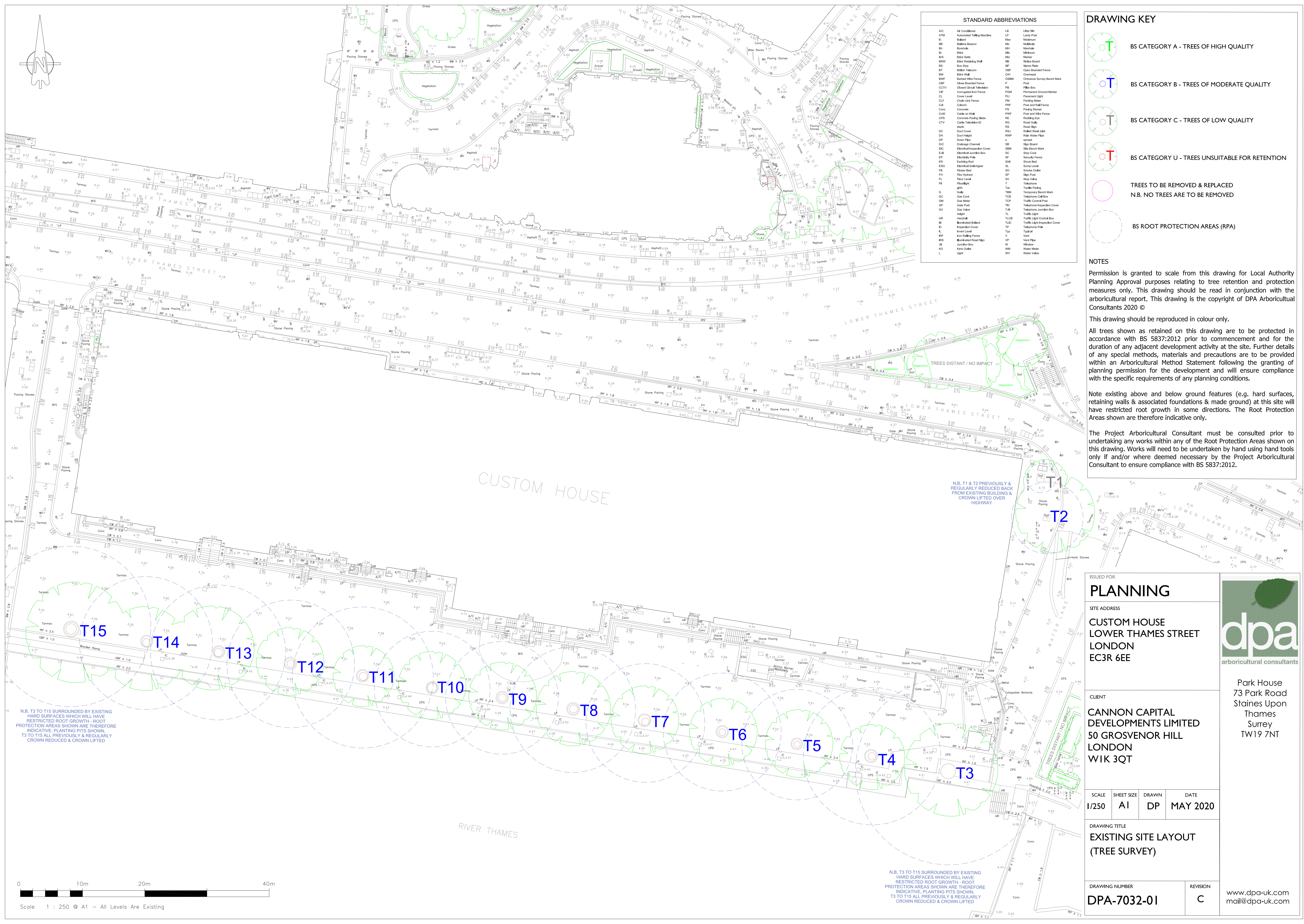
To encourage healthy lifestyles for all the City's communities through improved access to open space and facilities, increasing the amount and quality of open spaces and green infrastructure, while enhancing biodiversity.

**Catherine Evans**

Planning Officer

E: [catherine.evans@cityoflondon.gov.uk](mailto:catherine.evans@cityoflondon.gov.uk)







## **Town and Country Planning Act 1990**

### **Custom House Lower Thames Street (2021) Tree Preservation Order**

The City of London Corporation, 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 Custom House Lower Thames Street (2021) Tree Preservation Order.

#### **Interpretation**

2.—(1) In this Order “the authority” means the City of London Corporation.

(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, 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 2nd day of December 2021

THE COMMON SEAL OF  
THE MAYOR AND COMMONALTY  
AND CITIZENS OF THE CITY OF  
LONDON was hereunto affixed in the  
presence of:

Authorised Signatory



**FIRST SCHEDULE**

**Trees Specified Individually  
(Encircled in black on the map)**

<b>No. on Map</b>	<b>Description</b>	<b>Situation</b>
<b>T1</b>	<b>London Plane (hispanica)</b>	<b>Custom House River frontage</b>
<b>T2</b>	<b>London Plane (hispanica)</b>	<b>Custom House River frontage</b>
<b>T3</b>	<b>London Plane (hispanica)</b>	<b>Custom House River frontage</b>
<b>T4</b>	<b>London Plane (hispanica)</b>	<b>Custom House River frontage</b>
<b>T5</b>	<b>London Plane (hispanica)</b>	<b>Custom House River frontage</b>
<b>T6</b>	<b>London Plane (hispanica)</b>	<b>Custom House River frontage</b>
<b>T7</b>	<b>London Plane (hispanica)</b>	<b>Custom House River frontage</b>
<b>T8</b>	<b>London Plane (hispanica)</b>	<b>Custom House River frontage</b>
<b>T9</b>	<b>London Plane (hispanica)</b>	<b>Custom House River frontage</b>
<b>T10</b>	<b>London Plane (hispanica)</b>	<b>Custom House River frontage</b>
<b>T11</b>	<b>London Plane (hispanica)</b>	<b>Custom House River frontage</b>
<b>T12</b>	<b>London Plane (hispanica)</b>	<b>Custom House River frontage</b>

**Trees Specified by References to an area  
(within a dotted black line on map)**

**None**

**Groups of Trees**

**(within a broken black line on the map)**

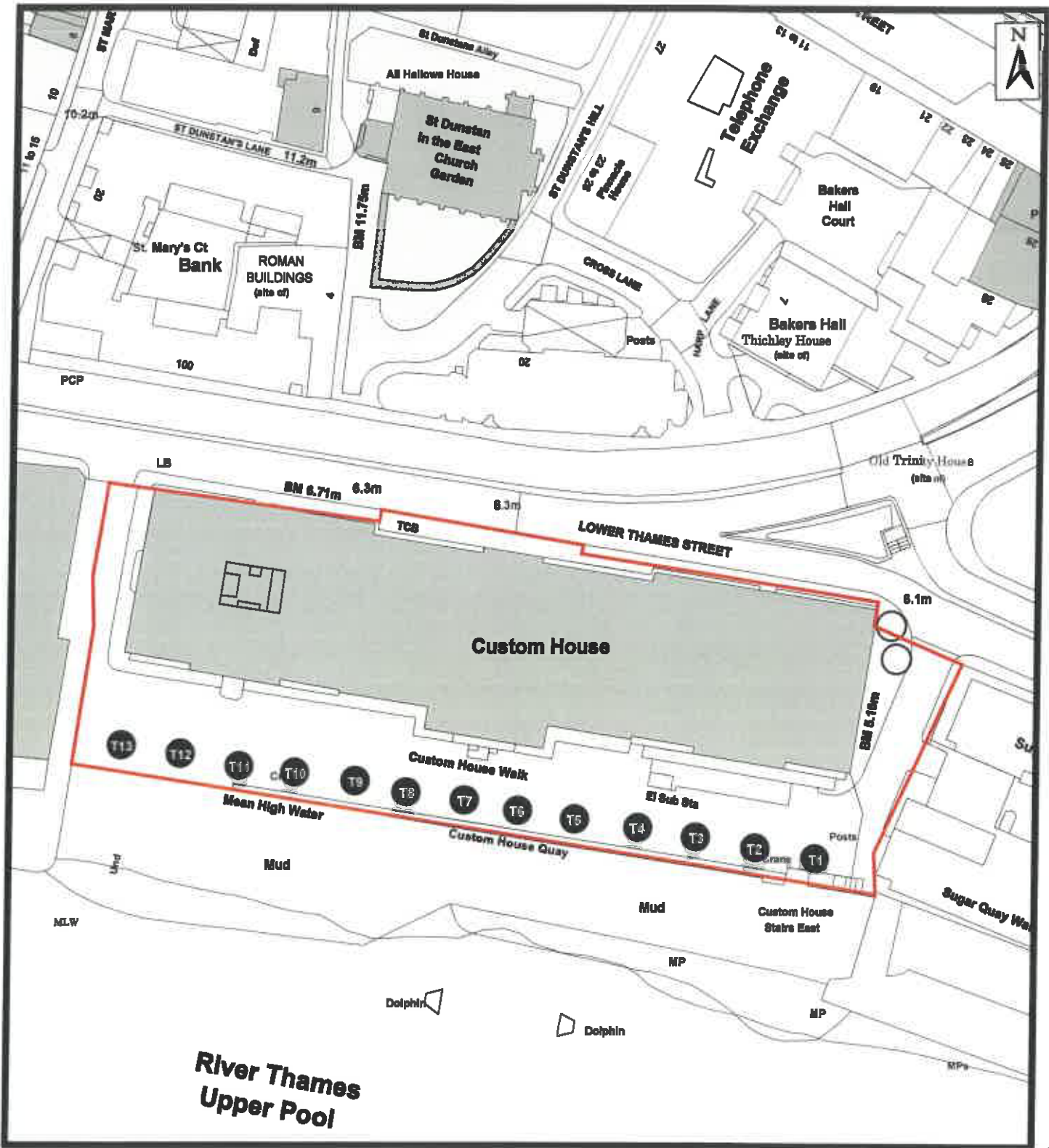
**None**

**Woodlands**

**(within a continuous black line on the map)**

**None**

Town and Country Planning Act 1990  
Custom House Lower Thames Street (2021) Tree Preservation Order



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ADDRESS:  
Custom House

- T10 TREES SUBJECT TO TREE PRESERVATION ORDER
- SITE LOCATION
- LISTED BUILDINGS
- CONSERVATION AREA BOUNDARY



ENVIRONMENT DEPARTMENT

## CONFIRMATION OF ORDER

This Order was confirmed by the City of London Corporation without modification on the day of

THE COMMON SEAL OF )  
THE MAYOR AND COMMONALTY )  
AND CITIZENS OF THE CITY OF )  
LONDON was hereunto affixed in the )  
presence of: )

Authorised Signatory

OR

This Order was confirmed by the City of London Corporation subject to the modifications indicated by , on the day of

THE COMMON SEAL OF )  
THE MAYOR AND COMMONALTY )  
AND CITIZENS OF THE CITY OF )  
LONDON was hereunto affixed in the )  
presence of: )

Authorised Signatory

## DECISION NOT TO CONFIRM ORDER

A decision not to confirm this Order was taken by the City of London Corporation on the day of

THE COMMON SEAL OF )  
THE MAYOR AND COMMONALTY )  
AND CITIZENS OF THE CITY OF )  
LONDON was hereunto affixed in the )  
presence of: )

Authorised Signatory

### VARIATION OF ORDER

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

THE COMMON SEAL OF      )  
THE MAYOR AND COMMONALTY      )  
AND CITIZENS OF THE CITY OF      )  
LONDON was hereunto affixed in the )  
presence of:      )

Authorised Signatory

### REVOCATION OF ORDER

This Order was revoked by the City of London Corporation on the      day of

THE COMMON SEAL OF      )  
THE MAYOR AND COMMONALTY      )  
AND CITIZENS OF THE CITY OF      )  
LONDON was hereunto affixed in the )  
presence of:      )

Authorised Signatory

## **Regulation 5 of the Town and Country Planning (Trees)(England) Regulations 2012**

### **REASON FOR MAKING THE ORDER**

The reasons for making the order are that the thirteen London Plane trees (*Platanus x hispanica*), are considered to be of significant amenity value, enhancing a sensitive setting including the grade I listed Custom House, whilst providing a public and potential biodiversity resource.

### **CONFIRMATION OF ORDER**

It is anticipated that this order will be confirmed as it is, with variations, or alternatively revoked within six months of the date of this order.

Objections or other representations with respect to the trees specified in this order may be made to the authority for a period of at least 28 days from the service of this notice. In view of the holiday season, it was felt appropriate to extend the deadline and so comments must be received by the 14<sup>th</sup> January 2022.

Objections and representations should be made in accordance with Regulation 6 of the Town and Country Planning (Tree Preservation)(England) Regulations 2012. Regulation 6 is copied below for ease of reference.

### **OBJECTIONS AND REPRESENTATIONS**

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.

(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.

**Environment Department**

Juliemma McLoughlin  
Executive Director Environment

**The Secretary of State for the Environment  
Transport and the Regions,  
Care of HM Customs and Excise,  
6e New Kings Beam House,  
22 Upper Ground,  
London SE1 9JP**

**Email**

**beverley.bush@cityoflondon.gov.uk**

**Your ref**

**Our ref** TPO Custom House/S of S/BB

**Case Officer**

Beverley Bush

**Date** 6<sup>th</sup> December 2021

Dear Sir/Madam,

**Town and Country Planning Act 1990 -Custom House, Lower Thames Street (2021) Tree Preservation Order**

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If you would like to make any objections or comments, please make sure we receive them in writing by 14th January 2022. Your comments must meet regulation 5 of the Town and Country Planning (Trees) Regulations 2012 (a copy is attached). Please address your comments to Gwyn Richards, Planning and Development Director, Environment Department,

City of London Corporation, Guildhall, PO Box 270, London EC2P 2EJ, contact us by email at [plans@cityoflondon.gov.uk](mailto:plans@cityoflondon.gov.uk) or telephone 020 7332 1710. We will carefully consider all objections and comments before deciding whether to make the order permanent.

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Please note that we have been unable to contact the relevant government department by telephone. The land registry title lists the owner as being the Secretary of State for the Environment Transport and the Regions, Care of HM Customs and Excise, 6e New Kings Beam House, 22 Upper Ground, London SE1 9JP, which as we understand it, has since been replaced through a number of restructures of departments. Given there is uncertainty about which government department the Order should sent to, we have sent copies of this letter and the Order to all of the departments listed below including the Government Legal Department, as we are unsure which department is the successor to the Secretary of State for the Environment, Transport and the Regions who now has ownership of the land registered under title number NGL782691.

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2. The Secretary of State for the Environment Transport and the Regions, Care of HM Revenue and Customs, Benton Park View, Newcastle Upon Tyne NE98 1ZZ
3. Department for Transport, Great Minster House, 33 Horseferry Road, London SW1P 4DR

We'd be grateful if you could ensure that a copy of this letter and the enclosed Tree Preservation Order are provided to the department who now own this land.

Yours faithfully,

**Gwyn Richards**  
**Planning and Development Director**  
**Environment Department**  
**City of London**



**Environment Department**

Juliemma McLoughlin

Executive Director Environment

**The Secretary of State for the Environment Transport  
and the Regions,  
Care of HM Revenue and Customs,  
Benton Park View,  
Newcastle Upon Tyne  
NE98 1ZZ**

**Email****beverley.bush@cityoflondon.gov.uk****Your ref****Our ref** TPO Custom House/S of S (2)/BB**Case Officer**

Beverley Bush

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Yours faithfully,

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**Planning and Development Director**  
**Environment Department**  
**City of London**

**Environment Department**

Juliemma McLoughlin

Executive Director Environment

**Department for Transport,  
Great Minster House,  
33 Horseferry Road,  
London SW1P 4DR**

**Email****beverley.bush@cityoflondon.gov.uk****Your ref****Our ref** TPO Custom House/Dept of  
Transport/BB**Case Officer**

Beverley Bush

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**Planning and Development Director**  
**Environment Department**  
**City of London**

**Environment Department**

Juliemma McLoughlin  
Executive Director Environment

**Government Legal Department,  
102 Petty France,  
Westminster,  
London SW1H 9GL**

**Email**

**beverley.bush@cityoflondon.gov.uk**

**Your ref**

**Our ref** TPO Custom House/GLD/BB

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**Planning and Development Director**  
**Environment Department**  
**City of London**

**Environment Department**

Juliemma McLoughlin  
Executive Director Environment

**Mapeley Steps Limited  
care of Mapeley Estates Limited,  
Cambridge House,  
47 Clarendon Road,  
Watford WD17 1HN**

**Email**

**beverley.bush@cityoflondon.gov.uk**

**Your ref**

**Our ref** TPO Custom House/MSL/BB

**Case Officer**

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**Planning and Development Director**  
**Environment Department**  
**City of London**



**Environment Department**

Juliemma McLoughlin

Executive Director Environment

**Globalgrange Hotels Limited (Co. Regn. No.11022269) of Lion House,  
72-75 Red Lion Street,  
London WC1R 4NA**

**Email****beverley.bush@cityoflondon.gov.uk****Your ref****Our ref** TPO Custom House/GHLtd/BB**Case Officer**

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**City of London**

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**Globalgrange Hotels Limited  
c/o Riaa Barker Gillette (UK) LLP  
of 11-12 Wigmore Place,  
London W1U 2LU**

**Email**

**beverley.bush@cityoflondon.gov.uk**

**Your ref** JFG 15121-01

**Our ref** TPO Custom House/RBG/ BB

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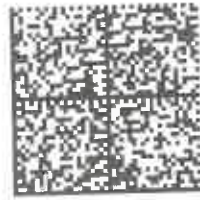
**Gwyn Richards**  
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**Environment Department**  
**City of London**

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**Environment Department**

Juliemma McLoughlin  
Executive Director Environment



**The Secretary of State for the Environment  
Transport and the Regions,  
Care of HM Customs and Excise,  
6e New Kings Beam House,  
22 Upper Ground,  
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