

**The Town & Country Planning (Tree Preservation) (England) Regulations 2012**

**Town and Country Planning Act 1990**

**TREE PRESERVATION ORDER**

**TPO NO. 488 – Waterside House, Watermillock**

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**Town and Country Planning Act 1990**

**TREE PRESERVATION ORDER**

**TPO NO. 488 – WATERSIDE HOUSE, WATERMILLOCK**

**CONFIRMATION OF ORDER**

This Order was confirmed by the Lake District National Park Authority with modifications as an opposed Order on the 16<sup>th</sup> day of January 2026



Authorised by the Authority to sign in that behalf

*The modifications are:*

*Schedule 1:*

*G2 amended to include additional trees  
G3 now included as a new group of trees  
W3 now renamed W2  
W2, W4 and W5 now excluded*

*As shown on attached amended map*

**TOWN AND COUNTRY PLANNING ACT 1990  
THE LAKE DISTRICT NATIONAL PARK AUTHORITY (WATERSIDE HOUSE,  
WATERMILLOCK) TREE PRESERVATION (NO. 488) ORDER 2025**

THE LAKE DISTRICT NATIONAL PARK AUTHORITY, in exercise of the powers conferred on them by sections 198 of the Town and Country Planning Act 1990 make the following Order:-  
488 (Waterside House, Watermillock)

**Citation**

- 1 This Order may be cited as The Lake District National Park Authority (Waterside House, Watermillock) Tree Preservation (No. 488) Order 2025.

**Interpretation**

- 2(1) In this Order “the Authority” means the Lake District National Park Authority.
- 2(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.
- 3(2) Without prejudice to subsections (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 the 8th day of August 2025

Signed on behalf of the Lake District National Park Authority

  
.....

Authorised by the Authority to sign in that behalf

## SCHEDULE 1

## Article 4

### SPECIFICATION OF TREES

#### Trees specified individually (encircled in black on the map)

T1	Maple tree	Situated on the eastern boundary of the garden of Waterside House, as shown on the plan.
T2	Copper Beech tree	Situated near the north-western corner of the main house at Waterside House, as shown on the plan.
T3	Yew tree	Situated near the northern side of the main house at Waterside House, as shown on the plan.
T4	Yew tree	Situated near the north-western corner of the main house at Waterside House, as shown on the plan.
T5	Cypress tree	Situated near the south-western corner of the main house at Waterside House, as shown on the plan.
T6	Oak tree	Situated adjacent to the A592, as shown on the plan.
T7	Oak tree	Situated adjacent to the A592, as shown on the plan.
T8	Oak tree	Situated adjacent to the A592, as shown on the plan.
T9	Pine tree	Situated on the lake

T10	Ash tree	shore of Waterside House, as shown on the plan. Situating on the lake shore of Waterside House, as shown on the plan.
T11	Sycamore tree	Situating on the lake shore of Waterside House, as shown on the plan.
T12	Ash tree	Situating on the lake shore of Waterside House, as shown on the plan.

**Trees specified by reference to an area**  
(with a dotted black line on the map)

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

**Groups of trees**  
(with a broken black line on the map)

<u>Reference on map</u>	<u>Description</u>	<u>Situation</u>
G1	2 x Ash trees	Situating within the field to the east of Waterside House', as shown on the plan.
G2	3 x Japanese Maple trees	Situating to the south of the main house at Waterside House, as shown on the plan.

**Woodlands**  
(with a continuous black line on the map)

<u>Reference on map</u>	<u>Description</u>	<u>Situation</u>
W1	Mixed species woodland	Situating on the lake shore to the southeast of Waterside House, as shown on the plan.
W2	Mixed species woodland	Situating on the western side of the drive into

W3                      Mixed species woodland                      Waterside House, as shown on the plan.  
Situating on the northeastern side of the drive into Waterside House, as shown on the plan.

W4                      Mixed species woodland                      Situated on the eastern side of the main house at Waterside House, as shown on the plan.

W5                      Mixed species woodland                      Situated on the southern side of the main house at Waterside House, as shown on the plan.

SCHEDULE 1

Article 4

SPECIFICATION OF TREES

**Trees specified individually**  
(encircled in black on map)

<u>Reference on map</u>	<u>Description</u>	<u>Situation</u>
T1	Maple tree	Situated on the eastern boundary of the garden of Waterside House, as shown on the plan.
T2	Copper Beech tree	Situated near the north-western corner of the main house at Waterside House, as shown on the plan.
T3	Yew tree	Situated near the northern side of the main house at Waterside House, as shown on the plan.
T4	Yew tree	Situated near the north-western corner of the main house at Waterside House, as shown on the plan.
T5	Cypress tree	Situated near the south-western corner of the main house at Waterside House, as shown on the plan.
T6	Oak tree	Situated adjacent to the A592, as shown on the plan.
T7	Oak tree	Situated adjacent to the A592, as shown on the plan.
T8	Oak tree	Situated adjacent to the

		A592, as shown on the plan.
T9	Pine tree	Situated on the lake shore of Waterside House, as shown on the plan.
T10	Ash tree	Situated on the lake shore of Waterside House, as shown on the plan.
T11	Maple tree	Situated on the lake shore of Waterside House, as shown on the plan.
T12	Ash tree	Situated on the lake shore of Waterside House, as shown on the plan.

**Trees specified by reference to an area**  
(with a dotted black line on the map)

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

**Groups of trees**  
(with broken black line on the map)

<u>Reference on map</u>	<u>Description</u>	<u>Situation</u>
G1	2 x Ash trees	Situated within the field to the east of Waterside House', as shown on the plan.
G2	3 x Japanese Maple trees 2 x Laburnum trees 4 x Beech trees 2 x Yew trees 2 x Cherry trees 1 x Japanese Snowdrop tree	Situated to the south of the main house at Waterside House, as shown on the plan.

2 x Ash trees  
 1 x Birch tree  
 3 x Cedar trees  
 2 x Holly trees  
 3 x Western Red Cedar trees

G3

1 x Ash tree  
 1 x Oak tree  
 1 x Birch tree  
 1 x Cypress tree  
 1 x Beech tree  
 2 x Cherry trees

Situated on the western side of the drive into Waterside House, as shown on the plan.

### Woodlands

(with a continuous black line on the map)

Reference on map

Description

Situation

W1

Mixed species woodland

Situated on the lake shore to the southeast of Waterside House, as shown on the plan.

W2

Mixed species woodland

Situated on the northeastern side of the drive into Waterside House, as shown on the plan.

## HUMAN RIGHTS ACT 2000

I have been asked to exercise the power delegated to me by the Authority to make the following Tree Preservation Order ("TPO"):

TPO No. 488 Waterside House, Watermillock

Having considered the Tree Officer's reasons for making the TPO, I make the above TPO.

In coming to this decision, I have carefully considered Article 8 and Article 1 of the First Protocol of the Human Rights Act 1998.

Whilst I recognise that the decision to make the TPO may interfere with the two aforementioned rights, I believe it is necessary to do so in the public interest so that others can enjoy the considerable amenity value and benefits afforded by the trees and likewise necessary for the protection of the rights and freedoms of others (i.e. the inhabitants of the area) to enjoy the trees in their present settings. I also consider such action to be proportionate to the overall aim.

Signed:



.....  
An Authorised Signatory

Date:

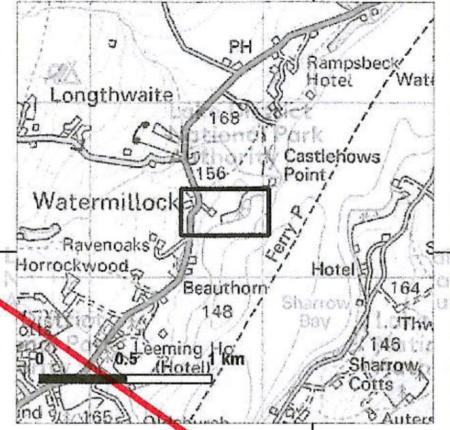
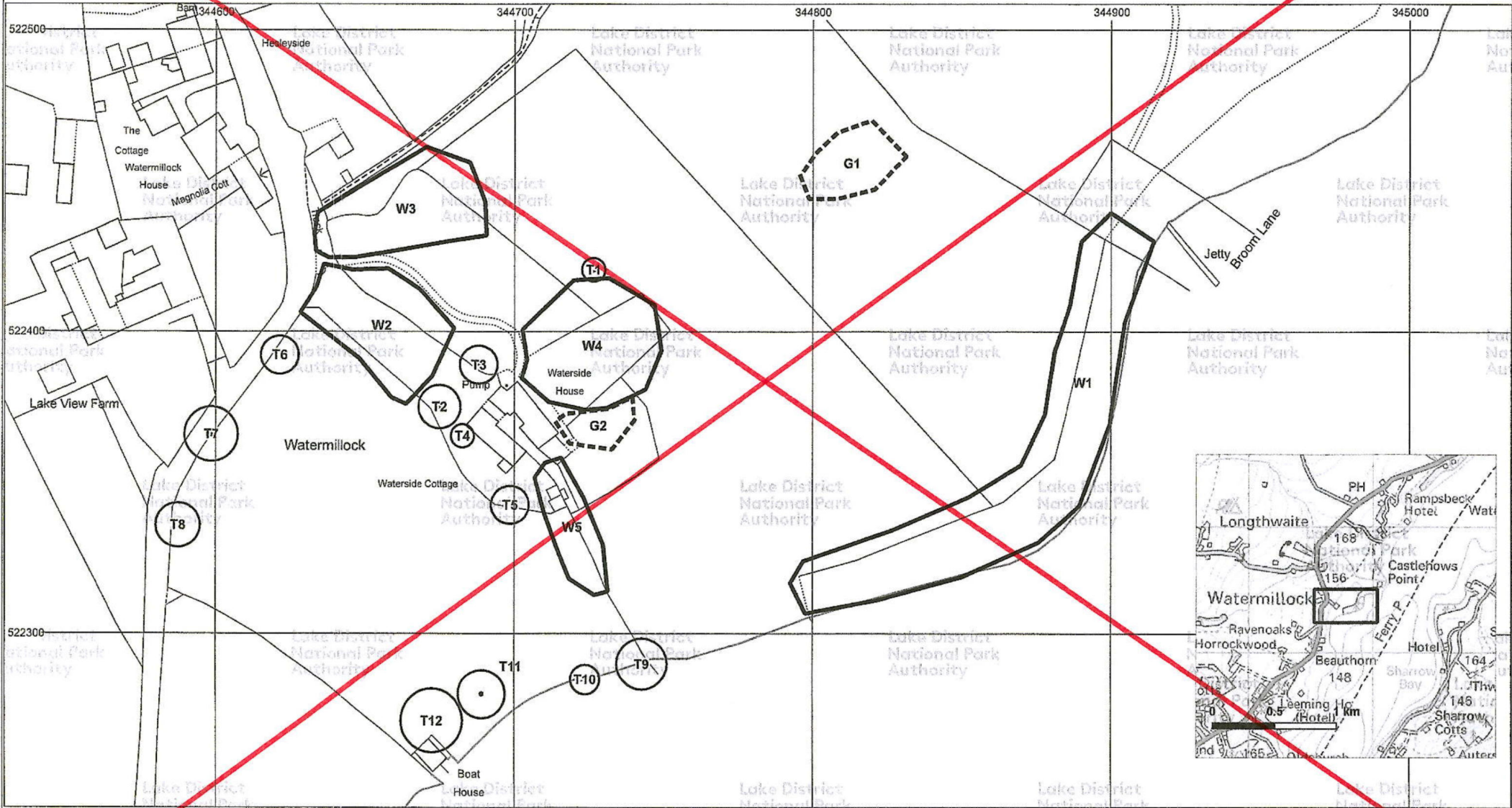
8th August 2025

**THE LAKE DISTRICT NATIONAL PARK AUTHORITY**  
**(Waterside House, Watermillock)**  
**TREE PRESERVATION (No. 488) ORDER, 2025**

**Town and Country Planning Act 1990**



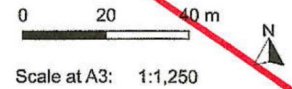
**Lake District National Park**



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- Individual Tree
- Woodland

Centre of map:  
 NY 4478 2237

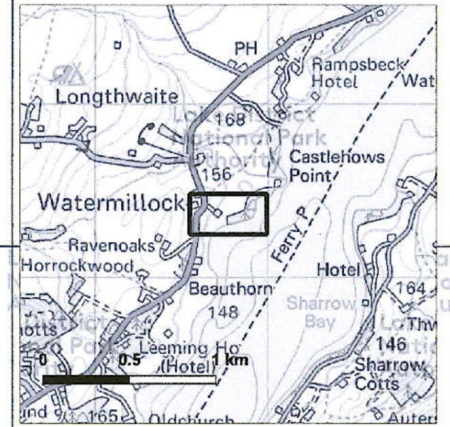
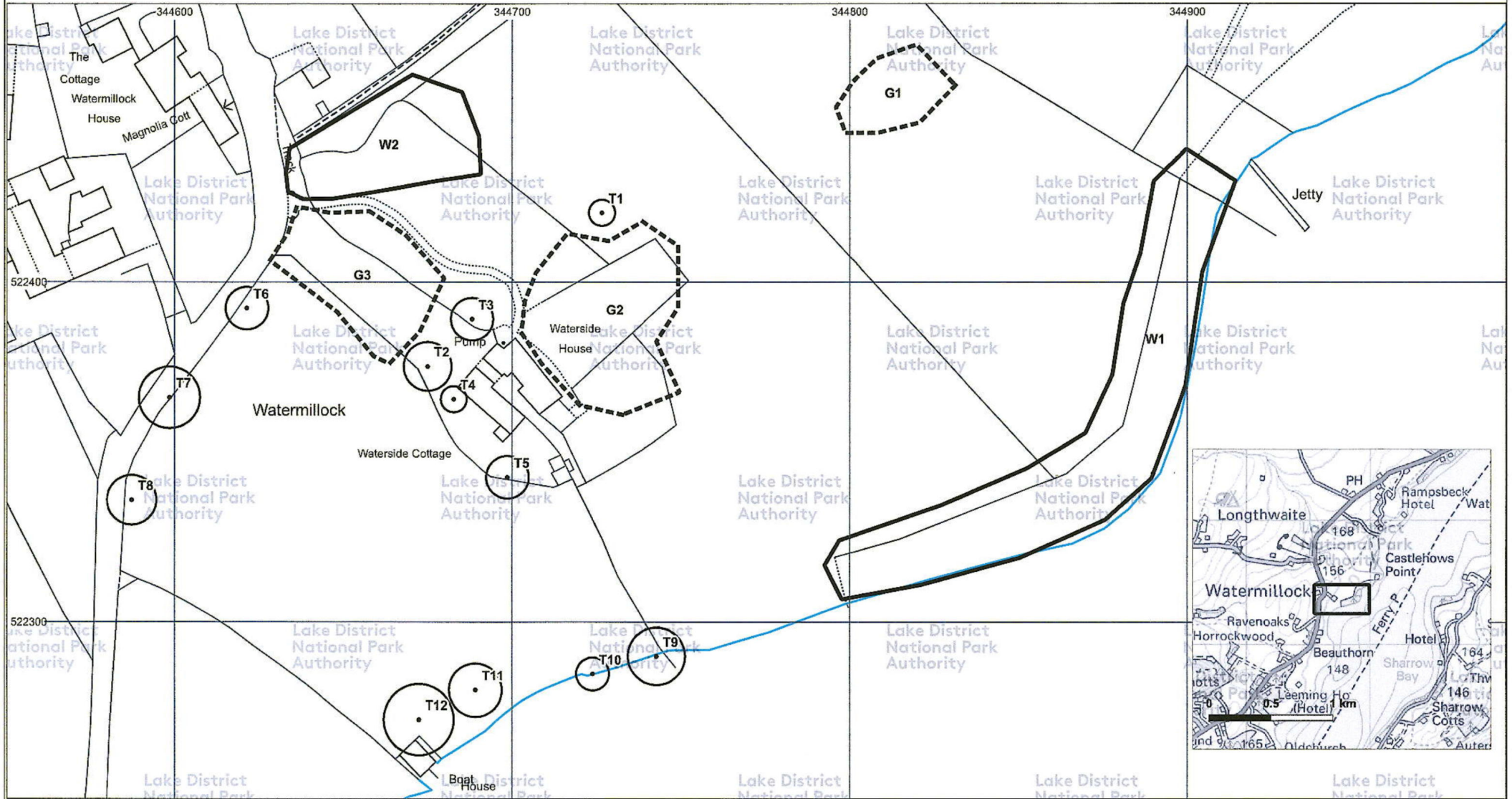


**THE LAKE DISTRICT NATIONAL PARK AUTHORITY**  
**(Waterside House, Watermillock)**  
**TREE PRESERVATION (No. 488) ORDER, 2025**

**Town and Country Planning Act 1990**



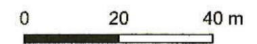
**Lake District National Park**



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- Individual Tree
- Group
- Woodland

Centre of map:  
 NY 4477 2236



Scale at A3: 1:1,100

