

Tree protection report — AL1 1BY

This is not a council TPO confirmation. It gathers open government data for one postcode point. Always ask the council before work on a tree.

Protected trees near this postcode

Protected single trees within about 100 m	20
TPO zones within about 100 m	0
St Albans in the national data	publishes its orders (4,694 records)
If you cut a protected tree	Unauthorised work is a criminal offence: an unlimited fine in the magistrates' court for destroying a tree (Town and Country Planning Act 1990, s. 210), and replanting duties (s. 206).

1. Location

Postcode	AL1 1BY
Local authority	St Albans
Ward	Verulam

2. Designations at this point

Scheduled monument	St Albans Abbey, site of conventual buildings — official document
Conservation area	St Albans - Abbey Precincts (since 1969) — official document

3. Listed buildings within about 100 m (4)

52 AND 54, HOLYWELL HILL	Grade II · list entry 1103101
Well and adjacent posts on side of The Vintry garden to Numbers 3 and 3A, High Street	Grade II · list entry 1103129
ABBEY CHURCH OF ST ALBAN	Grade I · list entry 1103163
WALLS TO WEST OF OLD RECTORY	Grade II · list entry 1347190

4. What this means

Scheduled monument	Works need scheduled monument consent from the Secretary of State. Ancient Monuments and Archaeological Areas Act 1979, s. 2
Conservation area	Demolition and many external changes need planning permission; permitted development rights are narrower; trees are protected (6 weeks' notice to the council before work). Planning (Listed Buildings and Conservation Areas) Act 1990, ss. 69-74; Town and Country Planning Act 1990, s. 211

Explanations drafted with the help of artificial intelligence from the legislation cited; they are general and are not legal advice.

5. House prices in St Albans (2025)

All standard sales — median	£620,000 (2,231 sales)
Detached	£995,000 (493 sales)

Semi-detached	£732,500 (584 sales)
Terraced	£570,000 (584 sales)
Flat	£335,000 (570 sales)

6. What the official search costs

Shropshire (April 2024)	£116.00
Ipswich (April 2025)	£186.50
Ealing (April 2026)	£198.60
Colchester (April 2026)	£235.90
Croydon	£323.06

LLC1 and CON29 residential fees including VAT, from council fee pages. Your conveyancer may add a fee. This report does not replace that search.

7. Before you exchange

1. Ask the council to confirm any tree preservation order in writing before cutting or pruning: this report reads open data, not the council register.
2. Check whether past alterations had the consent they needed: in a conservation area or on a listed building, liability passes to the new owner.
3. Read the conservation area appraisal and any Article 4 direction before planning an extension, new windows or a change of use.
4. The check reads one point: ask the council to confirm when a boundary runs close to the property.
5. Order the title register: this report says nothing about owners, mortgages or covenants.

Sources

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