

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/02024/TPO	T1: Lawson Cypress - Fell to ground level and remove stump	8 The Green Royston Hertfordshire SG8 7AD

Submitted Plan Nos

Location plan

1.0 Policies

1.0 Planning Practice Guidance

- 1.1 Tree Preservation Orders and Trees in Conservation Areas 2014
- 1.2 Hertfordshire County Council Tree and Woodland Strategy 2022–2030
- 1.3 North Hertfordshire Council Tree Strategy 2017

2.0 Site History

- 2.1 Full case history on file.

3.0 Representations

- 3.1 N/A

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 The application site is located on the eastern side of The Green, with its principal elevation facing west towards Kneesworth Street. The site falls within the designated Royston Conservation Area and is covered by Tree Preservation Order TPO/026, titled *Urban District Council of Royston (Area to East and West of Dog Kennel Lane)*, dated 5 November 1973

Proposal

- 4.1.2 T1: Lawson Cypress - Fell to ground level and remove stump.

4.3 Key Issues

- 4.3.1 The issues associated with this proposal centre upon the appropriateness of the works in relation to the Tree Preservation Order.
- 4.3.2 The tree subject of the application is identified on the submitted site plan, and the application is supported by a photograph showing its position within the rear garden of the property. The photograph demonstrates that the tree has developed a pronounced lean, and it is contended that this has resulted in increased overshadowing of the garden. While the tree appears to be in generally good health, it is considered to make only a limited contribution to the amenity value of the wider area covered by the Group TPO and to private amenity. Given the extent of the lean, felling is considered to be the most appropriate course of action, as the tree is likely to continue growing in this manner, resulting in an increased impact on the amenities enjoyed by the occupants of the property in the future.

4.4 Conclusion

- 4.4.1 The proposed loss of the tree is considered acceptable and would not adversely affect the amenity value of the wider TPO or the character and appearance of the Royston Conservation Area.

5.0 Recommendation

- 5.1 That permission be **GRANTED** for the proposed works with appropriate re-planting condition.

1. The works shall be undertaken only by a competent and suitably qualified arboricultural contractor or tree surgeon as capable of carrying them out to an acceptable standard.

Reason: In order that the works are undertaken by a suitably qualified contractor.

2. The works shall be carried out to conform to British Standard 3998 - Recommendations for Tree Work and in a manner so as to ensure that the natural and aesthetic appearance of the trees are maintained to the satisfaction of the Local Planning Authority.

Reason: In order to ensure that the works are undertaken to an acceptable standard which will not harm the health of the tree(s).

3. Following the felling of the Lawson Cypress identified as T1 on the submitted plan, a replacement native tree shall be planted within the rear garden of No. 8 The Green, Royston. The species, position and planting specification of the replacement tree, which shall have a girth of 14-16cm measured at 1 metre above ground level, shall be submitted to and approved in writing by the Local Planning Authority prior to planting.

The replacement tree shall be planted during the first available planting season following the felling of T1, unless otherwise agreed in writing by the Local Planning Authority.

If, within a period of five years from the date of planting, the replacement tree is removed, uprooted, destroyed, dies or becomes seriously diseased or damaged, it shall be replaced during the next available planting season with a tree of the same species and size, or such alternative species and size as may first be agreed in writing by the Local Planning Authority.

Reason: To safeguard and enhance the amenity value and appearance of Tree Preservation Order No. 026 and the Royston Conservation Area

Signed  Thomas Howe	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 14 August 2026	