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| <b>DELEGATED FILE NOTE</b> |
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**CASE OFFICER:** ...Francis Mabbett.....

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT      | APPLICATION SITE |
|--------------------------|------------------------------------------|------------------|
| 25/03205/TCA             | T1: Cornus - Fell to ground level. T2:   | Tuthill Manor    |
|                          | Conifer - Fell to ground level. T3:      | Kelshall Tops    |
|                          | Conifer - Remove 2 split limbs back the  | Therfield        |
|                          | trunk to make safe.                      |                  |
|                          | T4: Conifer - Remove hanging limb to     | Royston          |
|                          | make safe. G1: 6x Mixed Cedar, Conifer   | Hertfordshire    |
|                          | - Fell to ground level. G2: 9x Poplars - |                  |
|                          | Fell to ground level                     | SG8 9PT          |

**Submitted Plan Nos**

## 2.0 **Site History**

None relevant.

## 3.0 **Representations**

None

## 4.0 **Planning Considerations**

### 4.1 **Site and Surroundings**

The trees G1 6x Dead trees, T2, T3 2x conifers (applicant's plan) are located to the south corner of the site close to the boundary. G2 9x Poplars and T4 conifer (applicant's plan) are located on the north boundary and T1 Dead Tree (applicant's plan) is located adjacent to the SE corner of the building. The site is within the Therfield Conservation Area. The trees are partly visible to the public realm and surrounding properties.

### 4.2 **Proposal**

T1 - Dead Tree - Fell to ground level. T2 - Conifer - Fell to ground level. T3 - Conifer - Remove 2 split limbs back the trunk to make safe. T4 - Conifer - Remove hanging limb to make safe. G1 - 6 Dead Trees - Fell to ground level. G2 - 9 Poplars - Fell to ground level

### 4.3 **Key Issues**

The key issue for consideration is the impact that the proposed works would have on the character, appearance and amenity of the Conservation Area.

4.3.1 The trees are partly visible to the public realm.

4.3.2 T1 is dead and can be removed. T2 is a small yew tree of good form and in healthy condition, it is set well back from the road and is, in the main, out of public view apart from users of the public foot path. Its size and visibility means it falls short of meeting the requirement for protection by a Tree Preservation Order (TPO).

4.3.3 T3 Cypress has broken limb and the removal of this is a necessity as is the removal of the hanging limb in T4 Cypress. G1 is a group of small dead trees that should be removed.

4.3.4 G2 a line of 9x Poplar trees that are visible in part from Kelshall Tops. The trees are mature and middle aged with some being Ivy covered or showing signs of poor condition, with major deadwood present and failed branches visible. Limb failure is a regular problem with this species and is only manageable by controlling the size the crowns via pruning. Pruning will have a negative impact on the amenity and health of these trees and in this species particularly, can stimulate regrowth that forms poor attachments, which are then prone to

further failure. The trees do not appear to provide a screen from anything in particular and as they are only partly visible to the public, contribute only moderate amenity to the surroundings. The position of these trees on a garden boundary with neighbouring properties and the practicalities of retaining these trees long-term into the future without requiring regular pruning, means that they are considered not to meet the requirements for protection by a TPO.

**4.4 Conclusion**

4.4.1 The proposed works would not result in any unacceptable adverse impact upon the character, appearance and amenity of the Therfield Conservation Area.

**4.5 Alternative Options**

4.5.1 None applicable

**4.6 Pre-Commencement Conditions**

4.6.1 None applicable

**5.0 Recommendation**

5.1 No objection.

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| <div>Signed</div> <div></div> <div>Ben Glover</div> | <div>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</div> |
| <div>Determining Officer</div> <div>Date: 23 January 2026</div>                                                                        |                                                                                                                                                     |