

DELEGATED FILE NOTE

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

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

26/00994/TCA

T1: Sycamore - Fell to ground level

The Surgery

High Street

Barley

Hertfordshire

SG8 8HY

Submitted Plan Nos

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 **Relevant Site History**

2.1 None.

3.0 **Representations**

3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is located on the west side of the High Street and the tree is positioned south and forward of the surgery to the north of a residential dwelling known as Barley Croft. The site is within the Barley Conservation Area.

4.2 **Proposal**

4.2.1 Permission is sought to undertake the following works:

- T1: Sycamore – Fell to ground level.

4.3 **Key Issues**

4.3.1 The key issues in determining this application are the amenity value of the tree; the impact of the proposed work on the character and appearance of the Conservation Area; any justification for the proposed work and; whether, taking full account of the above, it would be expedient and in the public interest to make a Tree Preservation Order.

4.3.2 The tree is identified on the submitted location plan, and the application is accompanied by a photograph of the tree.

4.3.3 The application proposes felling of the tree on the grounds that it displays a lean towards the surgery car park and is alleged to be contributing to subsidence to the neighbouring property to the south known as Barley Croft. Whilst no evidence has been submitted to substantiate the alleged subsidence, there is clear evidence that the tree shows a noticeable lean.

4.3.4 In my view, the tree is of medium maturity and is of poor visual quality, making only a limited contribution to the character and appearance of the Conservation Area. Furthermore, the position of the tree is considered to impact on its future growth potential and its retention is likely to result in future problems. Having regard to limited amenity value, its constrained position and the potential to impact on the surgery and Barley Croft, its removal is considered acceptable.

- 4.3.5 Given the limited amenity value of the tree, I do not consider a Tree Preservation Order to be appropriate. When considering the potential for replanting, given the tight constraints of the site, a replacement tree is likely to be problematic and therefore not appropriate.

4.4 **Conclusion**

- 4.4.1 The proposed works are considered reasonable and justified and would not cause such harm to the character and appearance of the Barley Conservation Area as to outweigh the justification for the proposed works.

5.0 **Recommendation**

- 5.1 **NO OBJECTION** to the proposed work.

Signed  Ben Glover	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 21 April 2026	