

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01661/TCA	T1: Cherry - Fell to ground level. T2: Conifer - Fell to ground level. T3: Ash - Side reduce by 2.5m. T4: Ash - Side reduce by 2.5m.	12A Deards End Lane Knebworth Hertfordshire SG3 6NL

Submitted Plan Nos

Location plan

1.0 Policies

2.0 Site History

2.1 No previous history.

3.0 Representations

3.1 N/A

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The application site comprises a detached, two storey dwelling on the western side of Deards End Lane in a residential part of Knebworth. The site is situated within the Deards End Lane Conservation Area.

4.2 Proposal

4.2.1 T1 - Cherry tree - Fell to ground level due to acute lean

T2- Conifer tree - Fell to ground level due to excessive shading and suppressed species
T3 - Ash tree - Side reduce by 2.5m due to excessive shading.
T4 - Ash tree - Side reduce by 2.5m due to excessive shading.

4.3 **Key Issues**

4.3.1 The key issue for consideration is the impact that the proposed works would have on the character and appearance of the Deards End Lane Conservation Area.

- ☐ The Cherry and Conifer trees are located in the rear garden and have limited visibility from the public realm. A description and justification has been given for the works. I consider that this justification is sufficient. Given the obscured nature of these trees, I do not consider that they are of sufficient merit to warrant protection by way of a TPO.
- ☐ The proposed works to the Ash Trees are not considered to be harmful and would result in their appearance being sympathetic and better maintained. No objection.

4.4 **Conclusion**

The proposed works would not result in any unacceptable adverse impact upon the character and appearance of the Deards End Lane 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.

Signed  Tom Rea	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 22 July 2025	

