

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00046/TPO	T7: Sycamore - Pollard back to previous pruning points (4m). T8: Hornbeam - Crown reduce by 2-3m back to previous pruning points and thin. Cornice - Remove to ground level. T6: Crown reduce by 1.5m. T4: Hornbeam - Crown reduce by 2m. T2: Cherry - Crown reduce by 2m and remove all major deadwood. T1: Contoniaster - Reduce by 4m in height and re shape, Hornbeam - Crown reduce by 2m height and 2-3m width and thin canopy (as amended by plan received on 27/01/2025).	5 Downlands Royston Hertfordshire SG8 5BY

Submitted Plan Nos

Location plan Location plan

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 Various TPO applications, full case history on file.

Of reference to this application is 23/02294/FPH - Single storey rear extension, insertion of two ground floor front windows following removal of existing garage doors to facilitate conversion of garage into habitable accommodation, and alterations to existing driveway and side access. Erection of No.2 sheds following demolition of existing shed and greenhouse. Conditional Permission.

3.0 **Representations**

3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The property is a detached dwelling on the west side of Downlands which is covered by Group TPO/019 Urban District Council of Royston, (The Vicarage, Baldock Road, Royston) 1973 confirmed on 22/08/1973.

4.1.2 All trees with the exception of the Hornbeam, which is located to the front boundary, are positioned in the rear garden of the property.

4.2 **Proposal**

4.2.1 T7: Sycamore - Pollard back to previous pruning points (4m).

T8: Hornbeam - Crown reduce by 2-3m back to previous pruning points and thin.

T6: Crown reduce by 1.5m.

T4: Hornbeam - Crown reduce by 2m.

T2: Cherry - Crown reduce by 2m and remove all major deadwood.

T1: Contoniaster - Reduce by 4m in height and re shape.

Cornice - Remove to ground level.

Hornbeam - Crown reduce by 2m height and 2-3m width and thin canopy (as amended by plan received on 27/01/2025).

- 4.2.2 The application has been amended to prevent the felling of T6 and the inclusion of a location plan identifying the Hornbeam to the front boundary.

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 T10, a Cornice tree is a small specimen located to the northeast corner of the rear garden. The proposed felling of this tree has already been considered under planning application 23/02294/FPH and it would not be appropriate to disagree with this view given the limited value the tree holds. All other works are considered reasonable and justified to ensure the longer-term management of the trees.

- 4.3.3 I do not consider a replacement tree to be necessary in light of the previous approval and the extent of tree coverage already present within the rear garden.

4.4 **Conclusion**

- 4.4.1 I am satisfied that there is a justified reason for the Cornice to be felled.

5.0 **Recommendation**

- 5.1 That permission be **GRANTED** for the proposed works subject to conditions:

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).

Signed  Melissa Tyler	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 30 January 2025	