

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02402/TPO	T8 to T11 Oak - Pruning of branches overhanging pedestrian access at the rear of the hall and parking spaces on the southern side of the main car park.	Land North Of St Ibbs Lodge London Road St Ippolyts Hertfordshire

Submitted Plan Nos

Location plan

1.0 Policies

2.0 Site History

2.1 No previous applications.

3.0 Representations

3.1 None.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The application site comprises land to the north of St Ibbs Lodge, south of St Ippolyts Parish Hall, and to the west of London Road, Hitchin.

The Trees are covered by TPO references:

T8 – TPO/00200

T9 – TPO/00224

T10 – TPO/00200

T11 – TPO/00200

4.2 **Proposal**

- 4.2.1 T8 to T11 Oak - Pruning of branches overhanging pedestrian access at the rear of the hall and parking spaces on the southern side of the main car park.

4.3 **Key Issues**

- 4.3.1 The issues associated with this proposal centre upon the appropriateness of the works given that the trees are protected by a Tree Preservation Order.
- 4.3.2 The proposed works to the trees are remedial and would not result in the loss of the trees. The works would not harm the significance of the trees or their setting and as such, I have no objection to the proposed work that seeks to maintain the tree group's health whilst providing an acceptable standard of amenity to occupiers. In my opinion, the scale of the proposed works is acceptable in maintaining the trees to a suitable standard.

4.4 **Conclusion**

- 4.4.1 In this instance, due to the above I find no objection to the works that have been proposed here.

4.5 **Alternative Options**

- 4.5.1 None.

5.0 **Recommendation**

- 5.1 That consent be **GRANTED** subject to the following conditions:

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).

Signed  Tom Rea	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 4 November 2025	