

DELEGATED FILE NOTE

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

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

25/02692/TCA

T1: Norway Spruce - Fell to ground level.

Lammas Cottage

Police Row

Therfield

Royston

Hertfordshire

SG8 9QE

Submitted Plan Nos

Location plan Photo

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 Full history on case file.

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 southwestern side of Police Row and is within the Therfield Conservation Area. To the rear of the site is a residential property known as The Limes which is a grade II listed building.

4.2 **Proposal**

4.2.1 Permission is sought to undertake the following works:

- ☐ T1: Norway Spruce - 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 plan as T.1 and is positioned within an existing domestic hedgerow to the northwest party boundary with the neighbouring property known as White Beams. The application is supported by a photograph of the tree, which shows it to be relatively mature and visually healthy. The justification for felling is that the tree is causing increased shading which is impacting on nearby vegetation to the neighbouring property, together with alleged root damage which is beginning to lift and distort the adjacent driveway.

4.3.3 No evidence has been submitted to show the alleged root damage; however, the size of the tree is likely to have an impact on the amount of natural light entering the south section of the neighbouring garden.

4.3.4 In my view, there is no amenity value due to the setback position of the tree from Police Row and there is no strong reason to suggest further protection by way of a Tree Preservation Order.

4.4 **Conclusion**

4.4.1 I am satisfied that the felling of the tree would not cause such harm to the character and appearance of the Therfield Conservation Area as to overcome the justification for the work.

5.0 **Recommendation**

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

Signed  Tom Rea	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 5 November 2025	