

DELEGATED FILE NOTE

CASE OFFICER: ...Francis Mabbett.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01909/TPO	T1: Redwood - Remove dead branches low In crown. T2: Turkish Hazel (amended) - crown lift by 4m. T3, T4: Conifer - face up as hard as possible whilst retaining the greenery, whole height. T5: Silver Birch - Crown reduce by 3m. T6: Laurel - Reduce height by 2m. T7: Holy - Cut back from building by 1m. T8: Oak - Cut back from building by 1m. T9: Hornbeam - Crown lift by 2m. T10: Sycamore - Crown lift by 4m over development side. T11: Conifer - Crown lift by 4m over development side. T12: Hornbeam - Crown lift by 4m over development side. T13: Sycamore - Crown lift by 4m over development side. T14: Sycamore - Crown lift by 4m over development side. T15: Yew - crown lift by 4m over development side. T16: Oak - crown lift by 4m over development side. T17: Yew - Crown lift by 4m over development side. T18: Holly - Crown lift by 4m over development side. T19: Yew - Crown lift by 4m over development side. G1: Conifers and Sycamores - Crown lift	16 - 32 Tudor Court Hitchin Hertfordshire SG5 2BE

by 3m whole length

Submitted Plan Nos

1.0 Policies

2.0 Site History

Various tree works applications at the site.

3.0 Representations

None received.

4.0 Planning Considerations

4.1 Site and Surroundings

T1: Redwood, T2: Turkish Hazel (amended from Elm) (applicants plan) are located opposite each other, either side of the roadway at the entrance to south area of the development containing properties 16-32. T3, T4: 2x Conifer, T5: Silver Birch, T6: Laurel, T7: Holly, T8: Oak (applicants plan) are located to the rear of properties 29-35 Tudor Court. T9: Hornbeam, T10: Sycamore, T11: Conifer, T12: Hornbeam, T13: Sycamore, T14: Sycamore, T15: Yew, T16: Oak, T17: Yew, T18: Holly, T19: Yew and G1: Conifers and Sycamores (applicants plan) are located along the east, south and west boundaries at the southern end of the site. The site is not within a Conservation Area, but the tree is protected by T5 of TPO/061.

4.2 Proposal & Reason

T1: Redwood - Remove dead branches low in crown. T2: Turkish Hazel (amended) - crown lift by 4m. T3, T4: Conifer - face up as hard as possible whilst retaining the

greenery, whole height. T5: Silver Birch - Crown reduce by 3m. T6: Laurel - Reduce height by 2m. T7: Holy - Cut back from building by 1m. T8: Oak - Cut back from building by 1m. T9: Hornbeam - Crown lift by 2m. T10: Sycamore - Crown lift by 4m over development side. T11: Conifer - Crown lift by 4m over development side. T12: Hornbeam - Crown lift by 4m over development side. T13: Sycamore - Crown lift by 4m over development side. T14: Sycamore - Crown lift by 4m over development side. T15: Yew - crown lift by 4m over development side. T16: Oak - crown lift by 4m over development side. T17: Yew - Crown lift by 4m over development side. T18: Holly - Crown lift by 4m over development side. T19: Yew - Crown lift by 4m over development side.

G1: Conifers and Sycamores - Crown lift by 3m whole length

Reasons provided in email of 1/09/2026:

T2 – Elm, T3 – Conifer, T4 - Conifer - encroaching on driveway of development

T5 - Silver Birch - low over driveway to development and getting overgrown for location

T6 - Laurel - needs maintaining to keep winter control

T7 – Holy, T8 - Oak - growing close to building

T9 – Hornbeam, T10 - Sycamore - growing low over development

T11 – Conifer, T12 – Hornbeam, T13 – Sycamore, T14 – Sycamore, T15 – Yew, T16 – Oak, T17 – Yew, T18 – Holly, T19 - Yew - growing low over development

G1: Conifers and Sycamores - low over public foot path and busy road

4.3 **Key Issues**

The key issue for consideration is whether the reason provided justifies proposed works and the appropriateness of these given that the tree is protected by a Tree Preservation Order.

4.3.1 The Town and Country Planning (Tree Preservation)(England) Regulations 2012 states in Regulation 14 para. (b)

“14.—(1) Nothing in regulation [13](#) shall prevent—

(b)the removal of dead branches from a living tree;”

Therefore, the dead branches of T1 Redwood are exempt and can be removed without the need for an application or consent from the council.

4.3.2 T2 Elm was identified as Turkish Hazel and amended. This tree crown hangs low over driveway area and is a potential obstruction to vehicles and pedestrians. A crown lift to 4m will allow for adequate clearance beneath.

- 4.3.3 T3 and T4 2x conifers were identified as *Thuja plicata* 'Zebrina' with their lower crowns facing the road appearing to have been trimmed regularly, but these are now intruding over the roadway again. As the trees are one of the few conifers that can resprout from bare (old) wood they should tolerate a hard cut back without long-term impact.
- 4.3.4 T5 Silver Birch is a mature tree showing signs of good vitality. It has been previously reduced with approx. 3- 4m regrowth present. The proposed reduction by 3m should not exceed previous pruning points where barriers to microbial ingress are likely to be present. A suitable condition can ensure these barriers are not breached and remain intact.
- 4.3.5 T6 Laurel, T7 Holly, T8 Oak (Holm Oak), T9 Hornbeam are young trees and postdate the serving of the TPO, they are therefore not covered by TPO/061. Works to these trees can be completed without consent required from the LPA.
- 4.3.6 The works proposed to Trees T10 - T19 and G1 are to allow for access beneath the crowns and to prevent issues occurring from branches becoming obstructive to pedestrians or vehicles using Offley Road and to allow access for grass mowing and maintenance on the site's inward side. These works will have a low impact on the visual appearance of these trees.

4.4 **Conclusion**

- 4.4.1 The proposed works to TPO trees appears reasonable and necessary to allow for access beneath trees and prevent obstruction issues. The impact to the trees are considered low with the effect on visual appearance anticipated to be minimal and short-term. The proposed does not seem to exceed previously consented works and therefore refusal would be hard to justify.
- 4.4.2 A suitable condition can ensure the impacts of pruning works to T5 Silver Birch are kept minimal.

4.5 **Alternative Options**

- 4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

- 4.6.1 None applicable

5.0 **Recommendation**

- 5.1 That planning permission be **GRANTED** for the following reasons:-

1. Pruning works to T5 Birch shall not exceed the most recent previous reduction points.

Reason: In order to ensure the works are not detrimental to the long-term health of the tree.

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).

3. 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.

Signed  Saffron Loasby Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 17 September 2026	