

DELEGATED FILE NOTE

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

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

26/01008/TPO

T2: Sycamore - Fell, leaving a 1.5m
stump for habitat.

20 Sollershott West

Letchworth Garden City

Hertfordshire

SG6 3PX

Submitted Plan Nos

1.0 Policies

2.0 **Site History**

Numerous tree works applications at the site.

3.0 **Representations**

None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

T2 Sycamore (applicant's plan) is located on the boundary at the NW corner of the site. The tree is partly visible to the public realm and is visible to neighbouring properties. The tree is protected by a tree preservation order A2 of TPO/050.

4.2 **Proposal & Reason**

T2. Sycamore - Back left of the rear garden. Fell, leaving a 1.5 metre stump for habitat. Large parts of the crown have begun to die off due to Sooty Bark Disease

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 T2 Sycamore is a mature twin stemmed tree displaying obvious signs of decline with an included main union at approx. 1.5m. The crown on the North side is almost entirely dead as it appears to be failing to break bud, which is a symptom of Sooty Bark Disease and given this fungus is an endophyte its presence is inevitable. The previous hot dry summer would have made ideal conditions for this disease to spread. A black tar patch is present at the base on the same side and the symptoms may suggest a root infection or damage on the North side. The proposed felling will see the loss of a large TPO tree, however the alternative of removing the dead side of the tree only, would leave it unbalanced and prone to abnormal wind- loading, increasing the likelihood of failure. The tree's amenity has decreased significantly with its decline in health and it is no longer suitable for long-term retention.

4.4 **Conclusion**

- 4.4.1 Due to the decline of this tree, the amenity it once contributed to the area is significantly reduced. It is unlikely to recover and it now poses a hazard to the immediate surroundings. Alternative remedial work is not considered appropriate in this instance and refusal of consent to fell would be hard to justify.
- 4.4.2 A replacement tree should be planted within or close to the same vicinity of this tree, post felling.

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** subject to the following conditions:-

1. Following the felling hereby permitted being carried out, a replacement standard native tree with a stem girth of 8 to 10cm shall be planted within the same vicinity of the removed tree. The replacement tree planting shall be carried out in the first full planting season following the felling. Any trees which within a period of 5 years from planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with another of a similar size and species. For the purpose of this condition the planting season shall mean the period from November - February

Reason: In order to enhance amenity and safeguard the longevity of the Group Tree Preservation Order.

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  Naomi Reynard	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 15 May 2026	