

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00995/TCA	T1: Cedar - Crown reduction by approx 7m, crown lift / raise canopy by approx 2m. Reduce lateral spread by approx 2m. Prune back to provide approx 0.5m clearance from the BT telephone line where branches are currently encroaching. T2: Thuja - Crown reduction by approx 5m. Crown lift / raise canopy by approx 2m. Reduce lateral spread by approx 2m.	16 Deards End Lane Knebworth Hertfordshire SG3 6NL

Submitted Plan Nos

2.0 **Site History**

20/01963/TCA - T2 Plum - Prune back overhanging branches. T3 Fir - Lift crown to 2.5m away from flower beds beneath. Remove limb leaning heavily over garden. - No objection

3.0 **Representations**

None received.

4.0 **Planning Considerations**

4.1 **Site**

T1 Cedar and T2 Thuja (applicant's plan) are located either side of the property entrance at the West corner of the site. The trees are visible to the public realm and to surrounding properties. The site is within the Knebworth Conservation Area.

4.2 **Proposal**

T1: Cedar - Crown reduction by approx 7m, crown lift / raise canopy by approx 2m. Reduce lateral spread by approx 2m. Prune back to provide approx 0.5m clearance from the BT telephone line where branches are currently encroaching. T2: Thuja - Crown reduction by approx 5m. Crown lift / raise canopy by approx 2m. Reduce lateral spread by approx 2m.

4.3 **Key Issues**

The key issue for consideration is the impact that the proposed works would have on the character, appearance and amenity of the Conservation Area.

4.3.1 The trees are visible to the public realm.

4.3.2 T1 Cedar is a tall tree showing signs of sparse needle density and some minor die back in the crown, it is in fair condition. A reduction by 7m will reduce the trees height considerably and although detrimental to the amenity of the tree would reduce it to a more manageable size where it is less prone to high wind loading. T2 Thuja is multi-stemmed and of poor form. The stems move independently of each other and are prone to failure in high wind, a reduction by 5m will reduce this risk. It should be noted that these trees will not sprout from old wood and it is advised that all cuts are made back to suitable green growth points. The works will have a negative impact on the amenity of these trees, but they are not considered to be exceptional examples of their species and they will not be of significant harm to the surroundings.

4.4 **Conclusion**

4.4.1 The proposed works would not result in any unacceptable adverse impact upon the character, appearance and amenity of the Knebworth Conservation Area.

4.5 **Alternative Options**

4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

4.6.1 None applicable

5.0 **Recommendation**

5.1 No objection.

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