

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01076/TPO	T1: Lime - Reduce by approx. 25-30% to suitable growth points. T2: Silver Birch - Reduce by approx. 20-25% to suitable growth points. T3: Elm/Acer - Shorten back of lateral limbs approx. 1-3m to suitable growth points. T4: Field Maple - Reduce by approx. 25-30% to suitable growth points.	Copford House 40 Royal Oak Lane Pirton Hitchin Hertfordshire SG5 3QT

Submitted Plan Nos

Location plan

2.0 **Site History**

2.1 Various applications for tree works.

3.0 **Representations**

3.1 N/A.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The trees subject to the application are located to the front and rear of Copford House, No. 40 Royal Oak Lane, Pirton. The trees are covered by TPO ref TPO/0158.

4.2 **Proposal**

4.2.1 T1: Lime - Reduce by approx. 25-30% to suitable growth points.

T2: Silver Birch - Reduce by approx. 20-25% to suitable growth points.

T3: Elm/Acer - Shorten back of lateral limbs approx. 1-3m to suitable growth points.

T4: Field Maple - Reduce by approx. 25-30% to suitable growth points.

4.3 **Key Issues**

4.3.1 The key issues relevant to this proposal are the appropriateness of the works given that the trees are protected by a Tree Preservation Order.

4.3.2 The proposed works are remedial and are of an appropriate scale. The trees are predominantly set back from the public realm, with limited views from public vantage points. The amenity value of the trees would not be harmed.

4.3.3 The proposed works are considered acceptable because they are remedial and will serve to maintain and preserve the protected trees.

4.4 **Conclusion**

4.4.1 The proposed works are acceptable.

5.0 **Recommendation**

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

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 <i>Andrew Hunter</i> Andrew Hunter	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 6 June 2025	