

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00633/TCA	T1: Oak - 2 -3 m Reduction (approx 30%). T2: Ash - Crown tidy and deadwood removal	12 Deards End Lane Knebworth Hertfordshire SG3 6NL

Submitted Plan Nos

1.0 Policies

2.0 Site History

12/00070/1TCA, 22/00630/TCA

3.0 Representations

None received.

4.0 Planning Considerations

4.1 Site and Surroundings

T1 Oak and T2 Ash (applicant's plan) subject of this application are located in the front garden to the West of the site adjacent to North of the property ingress/egress. The trees are visible to the public realm. The site is within the Knebworth Conservation Area.

4.2 Proposal

T1: Oak - 2 -3 m Reduction (approx 30%). T2: Ash - Crown tidy and deadwood removal.

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 The Oak is a young tree with in normal condition with a crown that extends out over Deards End Road. A 2-3m reduction will contain the tree's size and prevent it conflicting with high sided vehicles in the future. Given the tree's current condition, it should respond well to the proposed works and any negative impact on the tree's amenity will be short-term. The Weeping Ash is showing signs of decline with deadwood present in the crown. It does not appear to be outgrowing it's context and so the limited proposed work to remove the dead wood and tidy the crown is appropriate to improve the amenity and appearance of this tree.

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 	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth
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Melissa Tyler	Herts SG6 3JF
Determining Officer Date: 23 March 2026	