

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/02057/TCA	T1: Linden - Reduce by 1/3. T2: Sycamore - Remove. T10, T11: Sycamore - Remove. T12: Liquid Amber - Remove. T13: Elder - Remove. T16: Hawthorn - Remove. T17: Damson - Remove. T18: Silver Birch - Remove. T19: Apple - Remove. T20: Horse Chestnut - Reduce up to 1/3. T21: Oak - Reduce up to 1/3. T22: Horse Chestnut - Reduce up to 1/3. T23: Fir - Remove. T24: Hazel - Remove trunks.	6 Deards End Lane Knebworth Hertfordshire SG3 6NL

Submitted Plan Nos

Policies

2.0

Site History

10/01653/1TCA - 30% crown reduction to one Lime tree and one Sycamore tree - No objection

24/01375/TCA - Silver Birch, Sycamore - Remove – No objection

3.0

Representations

None received.

4.0

Planning Considerations

4.1

Site

T1: Linden, T2: Sycamore, T10, T11 2x Sycamore, T12: Liquid Amber, T13: Elder (applicant's plan) are located along the south boundary of the rear garden, with T16: Hawthorn, T17: Damson, T18: Silver Birch, T19: Apple (applicant's plan) located at the east end of the rear garden. T20: Horse Chestnut, is located close to the rear of the building adjacent to the north boundary. T21: Oak, T22: Horse Chestnut, T23: Fir and T24: Hazel (applicant's plan) are located in the front garden at the west end of the site. Trees to the front of the property are visible to general public, with trees to the rear only partly visible or not at all. The site is within the Knebworth Conservation Area.

4.2 **Proposal**

T1: Linden - Reduce by 1/3. T2: Sycamore - Remove. T10, T11: Sycamore - Remove. T12: Liquid Amber - Remove. T13: Elder - Remove. T16: Hawthorn - Remove. T17: Damson - Remove. T18: Silver Birch - Remove. T19: Apple - Remove. T20: Horse Chestnut - Reduce up to 1/3. T21: Oak - Reduce up to 1/3. T22: Horse Chestnut - Reduce up to 1/3. T23: Fir - Remove. T24: Hazel - Remove trunks.

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 Some trees are highly visible to the public realm.

4.3.2 T1 Linden is large mature tree that has previously undergone a crown reduction. The proposed reduction should not exceed previous pruning works where barriers to microbial ingress likely exist and should therefore not be detrimental to the health of the tree. The works will have a negative impact on the appearance of the tree, but this should be short-term only.

4.3.3 T2 Sycamore is mature tree with a large cavity on the west side at approx. 0.8m above ground level as a result of a codominant stem having been removed in the past. Although the extent of decay is not visible the stem supported above is large with a full crown and will be placing increased stresses on the area immediately above the cavity. T10 and T11 2x Sycamores are adjacent self-set trees on the boundary and may possibly originate from the same stump. Both trees are slightly suppressed by the adjacent Sycamores and are ivy covered. They are specimens of no particular merit and their removal along with T2 will have a low impact on the amenity of the area.

4.3.4 T12 Liquidambar is dead and below the min 75mm diameter breast height to be caught by the Town and Country Planning (Tree Preservation)(England) Regulations 2012 and can therefore be removed without further reference to the council. T13 is an Elder stump of approx. 2m in height and is mainly dead its removal will be negligible.

4.3.5 T16: Hawthorn, T17: Damson, T18: Silver Birch are dead and now at high risk of collapse and should be removed at the earliest convenience. Dead trees are an

exception to a 'section 211 notice' but 5 working days prior written notice must be given to the authority before cutting down or carrying out other work on a dead. T19 Apple is 1m high remaining stump showing some life but of no amenity benefit and is not worth retaining for this purpose.

4.3.6 T20: Horse Chestnut, T21: Oak, and T22: Horse Chestnut are 3x large mature trees that have all been previously reduced. The proposed reductions should not exceed previous pruning works where barrier to microbial ingress likely exist which should minimise the impact on trees' health. The works will have a negative impact on the aesthetics of the trees, but this will be short-term and this type of management is required to ensure the trees do not out grow their locations.

4.3.7 T23: Fir (identified as a Blue Sawara Cypress) and T24: Hazel are both small insignificant trees and their removal will have a low impact on the amenity of the surroundings.

4.4 **Conclusion**

4.4.1 The proposed works would not result in any 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: 24 September 2026	

