

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/02058/TCA	T25: Pear - Remove	4 Deards End Lane Knebworth Hertfordshire SG3 6NL

Submitted Plan Nos

Policies

2.0

Site History

97/01140/1TCA- Fell 1 Scots Pine tree and Conifer trees and repollard Horse Chestnut tree – No objection

03/00803/1TCA - Removal of one Horse Chestnut tree - No objection

3.0

Representations

None received.

4.0

Planning Considerations

4.1

Site

T25: Pear, (applicant's plan) is located on the north boundary of the property central to the site. The tree is not visible to general public. The site is within the Knebworth Conservation Area.

4.2 **Proposal**

T25: Pear - Remove

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 tree is partly visible to the public realm.

4.3.2 T25 is a mature Pear that appears to have been pruned heavily in the past with 2-3m re-growth present. However, the tree now has an outward appearance of being in a moribund state if not completely dead. There is extensive ivy growth occupying the majority of the stems which, although valuable wildlife habitat, will add to the weight and sail area increasing failure potential in the dead tree. The tree is 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 tree.

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
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Determining Officer	SG6 3JF
Date: 24 September 2026	