

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02771/TCA	Ash - Reduce crown up to 3m all over and to balance crown. Remove deadwood. (as amended 17/12/2024).	5 Draytons Close Barley Royston Hertfordshire SG8 8FE

Submitted Plan Nos

Sketch location plan

1.0 **Planning Practice Guidance**

- 1.1 Tree Preservation Orders and Trees in Conservation Areas 2014
- 1.2 Hertfordshire County Council Tree and Woodland Strategy 2022–2030
- 1.3 North Hertfordshire Council Tree Strategy 2017

2.0 **Relevant Site History**

- 2.1 19/03064/FP - Erection of two 4 bed detached; two 3 bed detached; four 3 bed semi detached; two 2 bed semi detached dwellings with associated access and all ancillary works following the demolition of the existing buildings (amended plans received 22/03/2020). Conditional Permission.

There are no conditions attached to the above approval that would prevent works being undertaken under a TCA to the Ash tree.

3.0 **Representations**

- 3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 5 Draytons Close is a relatively new property on the site of the former Draytons Garage and is located on the east side of the High Street within the Barley Conservation Area.

4.2 **Proposal**

- 4.2.1 Permission is sought to undertake the following works:

Ash - Reduce crown up to 3m all over and to balance crown. Remove deadwood. (as amended 17/12/2024).

- 4.2.2 The proposal has been amended from a 4m crown reduction as this was considered excessive.

4.3 **Key Issues**

- 4.3.1 The key issues in determining this application are; the amenity value of the tree; the impact of the proposed work on the character and appearance of the Conservation Area; any justification for the proposed work and; whether, taking full account of the above, it would be expedient and in the public interest to make a Tree Preservation Order.
- 4.3.2 The tree is identified by number on the submitted location plan.

4.3.3 The Ash tree is located in the rear garden of the property known as no.5 Draytons Close and alongside party boundaries to both the rear and south. The rear boundary borders open countryside and the southern boundary borders the neighbouring property no.6 Draytons Close. The tree is a mature specimen and appears visually healthy with some deadwood present. The proximity of the tree to the dwellings means that a reduction of 3m is reasonable and justified. In terms of amenity value, there are limited views of the tree from the streetscene through the gap between Avalon and 1 Belle View both of which front the High Street. The proposed works would ensure the longer-term management of the tree and would not harm the amenity value of the tree to any significant extent or result in any significant harm to the character and appearance of the Barley Conservation Area.

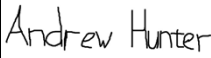
4.3.4 There would appear not to be any immediate threat to the tree and therefore there is no evidence to suggest further protection is needed by way of a Tree Preservation Order.

4.4 **Conclusion**

4.4.1 The proposed works to the trees would not harm its amenity value to a significant degree. As such, the work would not cause such harm to the character and appearance of the Barley Conservation Area as to overcome the justification for the work.

5.0 **Recommendation**

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

Signed  Andrew Hunter	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 17 December 2024	