

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00495/TPO	T1: Yew - Trim annual growth (approx 0.5m of growth). T2: Lime - Prune back to previous pruning points by removing approx 0.5ms of growth. T3: Holly - Trim annual growth (approx 0.5ms)	3 The Copperfields Royston Hertfordshire SG8 5BH

Submitted Plan Nos

1.0 Policies

2.0 **Site History**

14/01093/1TPO, 20/00650/TPO, 23/00656/TPO

3.0 **Representations**

None

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

T1 Yew, T2 Lime and T3 Holly (applicant's plan) subject of this application are located in the rear garden on the west boundary of the property. The trees are partly visible to the public realm and neighbouring properties. The site is not within a Conservation Area, but the trees are included in A1 of TPO/019.

4.2 **Proposal & Reason**

T1: Yew - Trim annual growth (approx 0.5m of growth). T2: Lime - Prune back to previous pruning points by removing approx 0.5ms of growth. T3: Holly - Trim annual growth (approx 0.5ms) to keep shape and prevent tree growing into neighbouring properties

4.3 **Key Issues**

The key issue for consideration is whether the reason provided justifies proposed works and the appropriateness of these given that the tree is protected by a Tree Preservation Order.

4.3.1 The reasons provided to justify the works were *"to keep shape and prevent tree growing into neighbouring properties"*

4.3.2 All trees offer amenity value to the surroundings and appeared to be in fair condition with good regrowth present. The trees are located in a small rear garden and regular maintenance is necessary to prevent them from outgrowing their location and imposing on garden space of all adjacent properties. The proposal is a repeat of previous works and necessary management to keep the trees at a suitable size for their location. Any negative impact on the trees' amenity will be short-term and the overall effect on the surroundings is considered to be minimal.

4.4 **Conclusion**

4.4.1 The proposed works does not exceed previous consented works and refusal would be hard to justify.

4.5 **Alternative Options**

4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

4.6.1 None applicable

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions:-

1. 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).

2. 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.

Signed  Ben Glover	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 13 March 2026	