

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

25/03046/TCA

T1: Beech - Reduce by approx 3m height and 2m width. T2: Beech - Reduce by approx 3m in height, reduce side over neighbouring garden by around 3m and remaining width by around 2m.

28 Stockens Green
Knebworth
Hertfordshire
SG3 6DQ

Submitted Plan Nos

1.0 Policies

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 13/01473/1TCA - Remove 4 Lleyandii trees (T1, T2, T3, T4)

No Objection

2.2 96/00576/1TCA - Reduce height of 2 Beech trees

No Objection

3.0 **Representations**

3.1 N/a

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is located on Stockens Green, Knebworth and is within the Stockens Green Knebworth Conservation Area.

4.2 **Proposal**

4.2.1 T1: Beech - Reduce by approx 3m height and 2m width. T2: Beech - Reduce by approx 3m in height, reduce side over neighbouring garden by around 3m and remaining width by around 2m.

4.3 **Key Issues**

4.3.1 The key issues in determining this application are: the amenity value of the trees; 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 trees are identified on the submitted location plan and located in the rear garden.

4.3.3 The trees are not visible to the public realm, so hold little amenity value. The works are remedial and are not considered to cause unacceptable harm to the character and appearance of the Conservation Area.

4.3.4 Due to the above reasons, I do not consider the trees to be of high enough public amenity value to warrant a Tree Preservation Order.

4.4 **Conclusion**

4.4.1 The proposed works to the tree would not cause such harm to the character and appearance of the Stockens Green Knebworth Conservation Area as to overcome the justification for the work.

5.0 **Recommendation**

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

Signed  Paul Chaston Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 6 January 2026	