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| <b>DELEGATED FILE NOTE</b> |
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**CASE OFFICER:** ...William Thompson.....

| <b>APPLICATION<br/>REFERENCE</b> | <b>BRIEF DESCRIPTION OF<br/>DEVELOPMENT</b>            | <b>APPLICATION SITE</b>                                                  |
|----------------------------------|--------------------------------------------------------|--------------------------------------------------------------------------|
| 25/02517/TCA                     | T2: Maple - Reduce by 30%. T3: Yew -<br>Reduce by 20%. | 10A Deards End Lane<br><br>Knebworth<br><br>Hertfordshire<br><br>SG3 6NL |

**Submitted Plan Nos**

Location plan

**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        25/02506/TPO - T1: Lime - Reduce by 30%.

**Pending Consideration**

2.2        23/01147/TPO - T1 - T4 Conifer - Fell to ground level and grind out roots

**Conditional Consent**

2.3        20/02232/TPO - T1 Lime - Reduce by 50%. T2 Maple - Reduce by 30%. T3, T4, T5, T6 Conifer - Reduce by 30%.

**Conditional Consent**

2.4        11/00570/1TCA - Removal of group of conifers in raised bed area in front garden.

**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 10a Deards End Lane, Knebworth and is within the Deards End Lane Conservation Area.

4.2        **Proposal**

4.2.1     T2: Maple - Reduce by 30%. T3: Yew - Reduce by 20%.

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 are located in the rear garden.

4.3.3 The trees are partially visible from the streetscene, so hold some amenity value. The works are remedial and are not considered to cause unacceptable harm to the character and appearance of the Conservation Area.

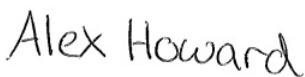
4.3.4 Due to the above reasons, I do not consider there a need to issue a Tree Preservation Order.

#### 4.4 **Conclusion**

4.4.1 The proposed work to the trees would not cause such harm to the character and appearance of the Deards End Lane Conservation Area as to overcome the justification for the work.

#### 5.0 **Recommendation**

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

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| <div>Signed</div> <div></div> <div>Alex Howard</div> <div>Determining Officer</div> <div>Date: 27 October 2025</div> | <div>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</div> |
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