

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02629/TPO	T1, T3: Hornbeam, T2, T4, T5: Hawthorn - Fell and remove stump.	82 King James Way Royston Hertfordshire SG8 7EF

Submitted Plan Nos

Location plan Photos

1.0 Policies

2.0 **Site History**

2.1 24/02695/LDCP - Single storey side and rear extensions – **Concurrent Application.**

2.2 94/00002/1TPO – Fell four multi-stem Sycamore trees. **Conditional Consent.**

2.3 93/01142/1TPO – Fell 2 sycamore trees. **Conditional Consent.**

2.4 88/01266/1TPO - Felling of the belt of six Sycamore trees. **Refused.**

3.0 **Representations**

3.1 None.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is located on the North-West corner of King James Way. The dwelling is a detached bungalow with a large front / side garden which is visually open to the street scene. There are five hornbeam trees located in the side garden. Although this land appears to be public amenity land, the land is included in the applicants title deed.

4.2 **Proposal**

4.2.1 T1, T3: Hornbeam, T2, T4, T5: Hawthorn - Fell and remove stump.

4.3 **Key Issues**

4.3.1 The issues associated with this proposal centre upon the appropriateness of the works given that the trees are protected by a Tree Preservation Order (TPO/026).

4.3.2 The application form indicates that the removal of the trees are to support a side extension to the dwelling and proposed the replanting of a mixed native hedge row and two British hardwood trees.

4.3.3 The row of trees are moderate in scale and appear to be in a suitable condition. Although I do acknowledge several hedgerows present within the King James Way neighbourhood, I would argue that the prominent character of the street in open frontages with trees. In my view, this row of trees provides significant amenity value to the visual character of the area. As such, it is my view that a row of trees would provide a greater contribution to the visual amenity of the area than a mixed hedgerow and would help maintain the openness of corner and street.

4.3.4 It is worth noting that the purpose of a TPO is to protect a tree which has been identified as being of high merit, a specimen tree and/or attributing to the amenity value to the

area. It is considered that the felling of these trees would be harmful to local character and amenity.

4.4 **Conclusion**

- 4.4.1 I consider that the proposal is not acceptable due to the lack of evidence supporting why the trees should be felled.

4.5 **Alternative Options**

- 4.5.1 None.

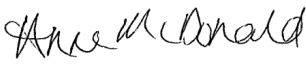
4.6 **Pre-Commencement Conditions**

- 4.6.1 N/A

5.0 **Recommendation**

- 5.1 That consent be **REFUSED**.

The trees are subject of Tree Preservation Order No TPO/001 and makes a contribution to the visual amenities of the locality. No detailed justification has been submitted in support of the application for their removal. Thus, in the absence of any compelling evidence being produced for the removal of the tree in terms of its health, condition or relationship to the surrounding buildings there is insufficient justification for consent to be granted.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 7 January 2025	