

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01722/TCA	T1. Cedar - Crown reduce height by 2m and laterals by 1.5m. Raise canopy to a height of 4m from floor level. T2. Maple - Crown lift to provide 5m clearance from floor level. T3. Maple - Crown reduce height and spread by 2m. T4. Cherry - Fell to ground level.	Bell House Kelshall Tops Therfield Royston Hertfordshire SG8 9PT

Submitted Plan Nos

Location plan Photos

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**

22/01816/TCA - T1 Conifer - Fell to ground level and remove stump. No objection.

22/00763/TCA - Ash - Lateral reduction by 2.5m. Height to remain the same. Crown to be thinned by up to 20% to remove crossing branches, selective pruning. No objection.

16/02288/1TCA - Fell 1 Field Maple tree and 8 Conifers. No objection.

14/01216/1TCA - Fell a Ash tree (T1), thin by 20% 1 Cedar tree (T2). No objection.

3.0 **Representations**

- 3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site where the tree works are proposed lies within the Therfield Conservation Area. Bell House is located at the junction of Kelshall Topps and Pedlars Lane.

4.2 **Proposal**

- 4.2.1 Permission is sought to undertake the following works: T1. Cedar - Crown reduce height by 2m and laterals by 1.5m. Raise canopy to a height of 4m from floor level. T2. Maple - Crown lift to provide 5m clearance from floor level. T3. Maple - Crown reduce height and spread by 2m. T4. Cherry - Fell to ground level.

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 by number on the submitted location plan which shows trees T1 and T4 to the front boundary with Kelshall Tops. T4 which is the Cherry tree is outside of the defined boundary, however documents submitted show that the tree is within the curtilage of Bell House and is not highway verge. T4 is a relatively small

specimen, and its position is not ideal given the potential size and spread of this type of tree, its loss to the conservation area would be minimal. T1 is a mature Cedar tree which would benefit from the proposed works. T3, a Maple tree is sited within the curtilage of Hopwood House and its proximity to the boundary of the residential dwellings means that the proposed works are acceptable. T2 is sited to the rear boundary and again would benefit from the proposed works.

4.3.3 T1, the Cedar is the tree which offers the most public amenity value and whilst the other trees do contribute towards amenity value they are considered less significant.

4.3.4 Notwithstanding this, the works to trees T1, T2 and T3 are considered justified in order to maintain their longer-term management and their continued contribution to the character and appearance of the Therfield Conservation Area. The loss of T4 to the front boundary is also considered justified given its position in relation to the highway. There would appear not to be any immediate threat to trees T1, T2 and T3 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 trees T1, T2 and T3 would not harm their amenity value to a significant degree and the loss of T4 is acceptable. As such, the work would not cause such harm to the character and appearance of the Therfield Conservation Area as to overcome the justification for the work.

5.0 **Recommendation**

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

Informative/s:

1. In an effort to combat climate change, North Hertfordshire Council advises that a native tree be planted within the garden of the property following removal of the Cherry tree. Please make sure you are familiar with the planting season which runs from 1st November until 31st March, this will give the tree the best chance of survival.
2. Please ensure that you have obtained the written permission of the landowner(s) prior to undertaking any works to tree that are not within your ownership.

Signed <i>S. Kasparian</i> Sarah Kasparian	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 5 September 2024	