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| <b>DELEGATED FILE NOTE</b> |
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**CASE OFFICER:** ...Francis Mabbett.....

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT                                                                                                                                           | APPLICATION SITE                                                                      |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 26/01849/TPO             | T2: Chestnut - Cut back the lowest limb<br>up to 5m growing over and shadowing<br>the shrubs beneath to allow clearance<br>for growth.<br><br>T3: Pine - Cut to ground level. | 18 Sollershott West<br><br>Letchworth Garden City<br><br>Hertfordshire<br><br>SG6 3PX |

**Submitted Plan Nos**

**1.0     Policies**

## 2.0 **Site History**

87/00384/1TPO - Pruning of tree – Consent

20/02167/TPO - T2 Scots Pine - Remove dead bough. T5. Scots Pine - Remove lowest bough. T8 Scots Pine - Remove 2 lowest Crown boughs, crown lift up to 10m from ground. T9 Hawthorn - Remove boughs and branches that extend excessively over property, crown lift up to 10m - Conditional consent

20/02266/TPO - Fell dead Pine trees T1 & T2 to ground level – Consent

24/01427/TCA - T1. Silver Birch - Fell to ground level. T2. Silver Birch - Fell to ground level. – No objection

26/01842/TCA - S1: Red Robin - Coppice at 0.5m. Remove dead stems from the prunes adjacent growing into it. TG1: 2x Prunes - Cut back the first one up to 2.5m into the middle of the grass, cutting to viable growth. Remove the lowest limb on the Prunes nearest to the garage, also encroaching. T1: Sycamore - Cut back the limb growing into the yew to give 1m clearance and lift to give 3m clearance off the ground – No objection

## 3.0 **Representations**

None received.

## 4.0 **Planning Considerations**

### 4.1 **Site and Surroundings**

T2: Chestnut and T3: Pine (applicants plan) are located in the rear garden on the north-east and north-west boundaries respectively. The site is within the Letchworth Conservation Area and the trees are protected by A2 of TPO/050.

### 4.2 **Proposal & Reason**

T2. Chestnut - Back right of the garden growing over from the neighbours behind the shed. Cut back the lowest limb up to 5 metres growing over and shadowing the shrubs beneath to allow clearance for growth.

T3. Dying Pine - Back fence line of the rear garden. Cut to ground level.

### 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 T2 Horse Chestnut is mature tree with a low growing crown over shrubbery beneath. The cut back of the lowest limb due to over shadowing will allow more light to shrubs and improve their growing conditions. The branch has been pruned previously. It will also make the shrubs more visible and improve the aesthetics of the garden. Horse Chestnut has a soft heartwood

with poor resistance to decay, but the cut back is not anticipated to leave a wound of excessive diameter. The tree is not highly visible to the public and the works will have a low impact on the amenity of the tree.

- 4.3.2 The Pine is a mature tree with a clear outward appearance of being dead or 90% dead. It is now at high risk of collapse and should be removed at the earliest convenience. Dead trees are an exception to TPO Regulations, but 5 working days prior written notice must be given to the authority before cutting down or carrying out other work on a dead.

#### 4.4 **Conclusion**

- 4.4.1 The proposed works appear reasonable in improving conditions for adjacent planting or are exempt because the Pine tree is dead. The impact to the Horse Chestnut is considered low with the effect on visual appearance anticipated to be minimal and therefore refusal would be hard to justify.

- 4.4.2 Due to existing dense tree cover in the area of the Pine tree to be felled, conditions are considered unfavourable for successful establishment of a replacement tree, therefore a replacement planting condition is not considered appropriate in this instance.

#### 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.

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| <p>Signed</p>  <p>Ben Glover</p> | <p>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</p> |
| <p>Determining Officer</p> <p><b>Date:</b> 9 September 2026</p>                                                   |                                                                                                                                                 |