

North Hertfordshire Council

Tree Officer comments

File Ref: 26/01908/FPH
Date: 06.10.2026
Planning Officer: Tabitha Kaye
Address: Holm Oak , 13 The Gardens, Baldock, Hertfordshire, SG7 6AD
Subject: Full Permission Householder : Single storey rear extension following demolition of existing conservatory (amended plans received 13.08.26).

1.0 Policies

- 1.1 Paragraph 136 of the Achieving well-designed places chapter in the current Framework, addresses the integration of trees within new development. NPPF Policy (2026) includes trees in new developments within the Conserving and Enhancing section to help create well-designed places and integrate them into their surroundings.
- 1.2 North Hertfordshire Local Plan 2011-2031 Chapter 11 deals with the natural environment.

Policy NE2: Landscape Planning permission will be granted for development proposals that: a) Respect the sensitivities of the relevant landscape character area and have regard to the guidelines identified for built development and landscape management; b) Do not cause unacceptable harm to the character and appearance of the surrounding area or the landscape character area in which the site is located, taking account of any suitable mitigation measures necessary to achieve this; c) Are designed and located to ensure the health and future retention of important landscape features; and d) Have considered the long-term management and maintenance of any existing and proposed landscaping.

2.0 Observations

Tree Preservation Orders (TPOs): TPO/168

Conservation Area: No

Documents received: Survey BS5837:2012 ARBORICULTURAL REPORT from AGR Trees

- 2.1 Following concerns for a nearby Lime tree covered by the above TPO the above tree survey has been requested and submitted to identify tree protection measures required to ensure the proposed development does not negatively impact retained trees on or close to site. A Holm Oak, not covered by the TPO, has also been identified in the submitted survey as being within influencing distance of the proposed development.
- 2.2 The survey revealed the proposed development area is outside of the retained trees' Root Protection Areas (RPAs) and no excavation works are required within the RPAs of either tree. Therefore, no specialised foundation designs or methods of construction are required to accommodate tree roots in this development.
- 2.3 The only necessity identified for the implementation of tree protection measures are for the access required to the development area through the RPA of the Lime tree and prescribed measures have been detailed in the submitted arboricultural report in the form of protective fencing and ground protection, with other additional measures also included.

Protective fencing:

- 2.4 The submitted report specifies tree protective fencing specifications in accord with recommendations in BS5837:2012 and are acceptable. However, the controlled protected-access opening shown on the Tree Protection Plan (TPP) AGR/TG/03 is not protected by fencing on the outer edges where it traverses the inside of the RPA and if these areas are left open without a physical barrier in place, there are concerns for the temptation of building works to overspill into the Construction Exclusion Zone (CEZ) of the Lime tree.

Ground protection:

- 2.5 The ground protection is provided for access through the RPA as depicted on plan AGR/TG/03, with no allowance for any additional spread into the RPA. Ground protection specifications detailed within the arboricultural report are acceptable for light traffic, but no specific details of ground protection design are provided if heavier plant is to be used. The use of the

existing concrete plinth for skip storage is acceptable, but there is no depiction of protective fencing being used to prevent overspill into the CEZ from this area, which again is possible without a physical barrier in place.

3.0 Conclusion

- 3.1 The submitted arboricultural report provides in the main adequate protection details and methods for retained trees on site. However, some amendments are required to the TPP AGR/TG/03 in the provision of extra tree protective fencing to be installed, to ensure there is no unwitting overspill of construction works/storage into the CEZ of the Lime tree, from the concrete plinth and the controlled access route through the RPA. If there is the intention to use heavy plant then design details of suitable ground protection should be supplied for approval.

4.0 Recommendations:

- 4.1 I recommend the applicant is requested to submit an amended TPP depicting additional protective fencing along the outer edges of the controlled access route and the concrete plinth, to prevent overspill of construction works into the CEZ of the Lime tree. If additional fencing is predicted to be obstructive to access, then the provision of additional ground protection to widen the controlled access route may be necessary to facilitate this. This will also require protective fencing on its outer edges, so the CEZ is not left exposed and these should also be depicted on the amended TPP. This can be secured by a suitably worded condition.

Reason:

To ensure there is clarity in the protective fencing positions and to remove temptation for any intrusion into the exposed CEZ.

To ensure retained trees are afforded adequate protection during the construction and demolition of the proposed development.

Francis Mabbett
Tree and Landscape Officer