DELEGATED FILE NOTE

CASE OFFICER: ...Tom Donovan.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00390/TCA	S1, S2, S3 Sycamore - Fell. C1 Chestnut - Fell	Knebworth House Knebworth Park Old Knebworth Knebworth Hertfordshire SG3 6PY

Submitted Plan Nos

1.0 Policies

1.1 **Planning Practice Guidance**

Tree Preservation Orders and trees in conservation areas

2.0 **Site History**

2.1 None relevant.

3.0 **Representations**

3.1 No consultation required.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

The trees in question are situated towards the built core of the Knebworth Park Estate. The site is in the Old Knebworth Conservation Area.

4.2 **Proposal**

--Fell three Sycamore trees (S1, S2 & S3);
--Fell one Chestnut tree (C1).

4.3 **Key Issues**

4.3.1 The key issue for consideration is the impact that the proposed works would have on the character and appearance of the Conservation Area.

4.3.2 The trees are all fairly large but they are in close proximity to the Watchman's Tower which forms part of the listed building. They have limited wider public impact and it is my view that they make a limited contribution to the overall character or appearance of the Old Knebworth Conservation Area. As such, in my view there are no compelling reasons to object to their removal.

4.4 **Conclusion**

No objection to the proposed works.

5.0 **Recommendation**

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