

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02590/TCA	T1: Apple - Fell to ground level. T2: Conifer - Fell to ground level	Deards End Farm 51 Park Lane Knebworth Hertfordshire SG3 6PH

Submitted Plan Nos

Sketch location plan

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**

2.1 95/00328/1TCA - Removal of Hazel tree

No Objection

3.0 **Representations**

3.1 N/a

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is located on Park Lane, Old Knebworth and is within the Old Knebworth Conservation Area.

4.2 **Proposal**

4.2.1 T1: Apple - Fell to ground level. T2: Conifer - 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 on the submitted location plan and are located in the rear garden.

4.3.3 The trees are to the rear and not visible to the public real, so they hold little amenity value. The removal of T1 and T2 are justified as T1 has outgrown its area and T2 is being suppressed by native species. The application indicates replanting of a native tree in a more suitable location.

4.3.4 Due to the above reasons, I do not consider there a need to issue a Tree Preservation Order.

4.4 **Conclusion**

4.4.1 The proposed work to the trees would not cause such harm to the character and appearance of the Old Knebworth Conservation Area as to overcome the justification for the work.

5.0 **Recommendation**

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

Signed  Naomi Reynard Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 10 November 2025	