

DELEGATED FILE NOTE

CASE OFFICER: ...Francis Mabbett.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/02067/TPO	T1: Yew - Clear from path & reduce away from no 68. T2: Beech- Girdle ivy at 1.5m. T3: Oak - Remove 4x Elm, 3x Sycamore, 1x Norway Maple from under its crown & reduce lowest roadside limb that is resting in Sycamore by 2-3m & Second limb above Highway by 2-3m. T4, T5: Holly - Girdle ivy at 1.5m. T6: 4x Hornbeam- Reduce/re-pollard back to boundary. T7: Oak, 2x Sycamore - Remove from beneath Ash, Oak & Lime. T8: Philadelphus - Remove 2x ivy covered stems & 1x Ivy covered	57 Haygarth Knebworth Hertfordshire SG3 6HF

Submitted Plan Nos

2.0 **Site History**

11/02891/1TPO - Reduce overall and shape by 30% one Yew tree (T14 on plan) – Conditional consent

12/02524/1TPO - Crown reduce one Hornbeam tree (T14) by 25% adjacent to 62 and 63 Haygarth - Conditional consent

23/00260/TPO - T1 Ash - Remove lowest branch growing towards flats. - Conditional consent

3.0 **Representations**

None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

T1: Yew (T14 of TPO), T2: Beech (T15 of TPO), T3: Oak (T16 of TPO), 4x Elm, 3x Sycamore, 1x Norway Maple T4, T5 2x Holly (T18 of TPO), T6: 4x Hornbeam, T7: Oak, 2x Sycamore Ash, Oak & Lime. T8: Philadelphus - (applicants plan) are located in the treed area on the west boundary of the site adjacent to the B197 and south of Haygarth entrance road. The site is not within a Conservation Area, but the tree is protected by A1 of TPO/088.

4.2 **Proposal & Reason**

T1: Yew - Clear from path & reduce away from no 68. T2: Beech- Girdle ivy at 1.5m. T3: Oak - Remove 4x Elm, 3x Sycamore, 1x Norway Maple from under its crown & reduce lowest roadside limb that is resting in Sycamore by 2-3m & Second limb above Highway by 2-3m. T4, T5: Holly - Girdle ivy at 1.5m. T6: 4x Hornbeam- Reduce/re-pollard back to boundary. T7: Oak, 2x Sycamore - Remove from beneath Ash, Oak & Lime. T8: Philadelphus - Remove 2x ivy covered stems & 1x Ivy covered

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 T1 Yew (T14 of TPO) is a mature tree growing close to no. 68 and over the adjacent pathway. Yew heartwood is highly durable and resistant to decay and the proposed cut back is necessary to prevent obstruction of the path. It is also necessary to prevent the tree causing direct damage or becoming a nuisance if it were to make contact with the building.
- 4.3.2 T2: Beech (T15 of TPO), climbing plants do not require consent from the LPA to be severed or removed provided care is taken to ensure no damage is inflicted on the TPO tree. It is advised the applicant ensures works comply with provisions of the Wildlife and Countryside Act 1981(as amended).
- 4.3.3 T3: Oak (T16 of TPO) is a large mature tree with a spreading crown and 2x low branches overhanging the highway. Oak heartwood has a good resistance to decay and a reduction of the 2x limbs will prevent obstruction to high sided vehicles using the highway and should not be detrimental to the health or amenity of the tree. The 4x Elm, 3x Sycamore, 1x Norway Maple beneath the tree are not covered by the TPO and can be removed.
- 4.3.4 T5 2x Holly (T18 of TPO) climbing plants do not require consent from the LPA to be severed or removed provided care is taken to ensure no damage is inflicted on the TPO tree. It is advised the works comply with provisions of the Wildlife and Countryside Act 1981(as amended).
- 4.3.5 T6: 4x Hornbeam, T7: Oak, 2x Sycamore beneath Ash, Oak & Lime and T8: *Philadelphus* are not covered by the TPO and these works can be carried out without requiring consent from the LPA. The clearance of the streetlight is necessary to facilitate its function.

4.4 **Conclusion**

- 4.4.1 The proposed works to TPO trees appears reasonable and are necessary to avoid conflict with the adjacent structures and obstruction to the highway. The impact to the trees are considered low with the effect on visual appearance anticipated to be minimal and therefore refusal would be hard to justify.

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.

Signed  Melissa Tyler	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 8 October 2026	