

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01537/TCA	T1: Holm Oak - Repollard approx. 1m further back from the previous pruning points.	18a Verulam Road Hitchin Hertfordshire SG5 1QE

Submitted Plan Nos

1.0 Policies

2.0 **Site History**

14/02715/1TCA- Re-pollard one Evergreen Oak Tree (T1) to previous pollarding points.
Reduce one Silver Birch Tree (T2) by approx. 1 metre. - No objection

18/02143/TCA - T1 Cherry - Remove to ground level- No objection

20/02595/TCA - T1 Oak - Re-pollard to previous points. - No objection

22/02314/TCA - T1 Ash - lower limb to be removed. T2 Birch - lowest limb to be removed back to the stem. T3 Birch - Canopy lift to approx light level- No objection

3.0 **Representations**

None received.

4.0 **Planning Considerations**

4.1 **Site**

T1 Holm Oak (applicant's plan) is located at the North-west corner of the site at the front of the property. The tree is highly visible to the public realm. The site is within the Hitchin Conservation Area.

4.2 **Proposal**

T1: Holm Oak - Repollard approx. 1m further back from the previous pruning points.

4.3 **Key Issues**

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

4.3.1 The tree is highly visible to the public realm.

4.3.2 T1 Holm Oak is a mature, but small tree that has been kept as a pollard for considerable time. The tree has approx. 6-8m of regrowth above the pollard points on two co-dominant stems that are included at the main union with signs of an internal crack extending from the fork down to at least 2m above ground level. There is also a large cavity present at the union possibly as a result of a large limb loss in the past.

4.3.3 The regrowth is now of a size that pollarding is an appropriate course of action, as large stems are more prone to failure and apply higher loading stresses on the compromised union. This presents a risk to the public and property and could result in irreversible damage to the bole of the tree. The proposal to reduce by 1m below previous points, in my opinion, is not necessary and would result in a large area of dysfunctional wood possibly being detrimental to the health of the tree, but due to the tree's obvious impaired condition the proposal is acceptable. The works will have

negative impact on the amenity of this tree, but the works are necessary to retain the tree in a safe condition. This may only be short-term if the tree responds well to the works.

4.4 **Conclusion**

- 4.4.1 The proposed works would not result in any unacceptable adverse impact upon the character, appearance and amenity of the Hitchin Conservation Area.

4.5 **Alternative Options**

- 4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

- 4.6.1 None applicable

5.0 **Recommendation**

- 5.1 No objection.

Signed  Thomas Howe Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 23 July 2026	