

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01436/TPO	T1: Sycamore - Fell. G1: 5x Sycamore - Reduce back to boundary line(3m), reduce in height by 4m (25%). T3: Common Horse Chestnut - Reduce by 4m (30%). T4: Sycamore - Reduce by 3- 4m (25%). T5: Elm - Reduce back to boundary line 1.5m	The Sycamores London Road Baldock Hertfordshire SG7 6NQ

Submitted Plan Nos

Location plan

1.0 Policies

2.0 **Site History**

15/00896/1TPO - Reduce by 30% 3 Horse Chestnut and 6 Sycamore Trees - Conditional consent

3.0 **Representations**

None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

T1: Sycamore, G1: 5x Sycamore, T3: Common Horse Chestnut, T4: Sycamore and T5: Elm (applicants plan) are located along the East boundary of the site adjacent to London Road. The site is not within a Conservation Area, but the trees are protected by G1 of TPO/100.

4.2 **Proposal & Reason**

T1: Sycamore - Fell. G1: 5x Sycamore - Reduce back to boundary line(3m), reduce in height by 4m (25%). T3: Common Horse Chestnut - Reduce by 4m (30%). T4: Sycamore - Reduce by 3-4m (25%). T5: Elm - Reduce back to boundary line 1.5m

From email 22/06/2026

“T1 - Sycamore - Fell dead tree – Dead

G1 - 5no. Sycamore - Reduce back to boundary line(3m), reduce in height by 4m (25%) – Stop encroachment on to drive

T3 - Common Horse Chestnut - Reduce by 4m (30%) - To keep tree in a manageable size/last reduced 8 years ago

T4 - Sycamore - Reduce by 3-4m (25%) – To reduce overhang to house and garden

T5 - Elm - Reduce back to boundary line 1.5m - To reduce overhang to house and garden”

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 Sycamore has a clear outward appearance of being dead. It is now at high risk of collapse and should be removed at the earliest convenience. Dead trees are an

exception to TPO regulations, but 5 working days prior written notice must be given to the authority before cutting down or carrying out other work on a dead tree. The tree can be removed without further reference to the council. Given the position of the tree and surrounding tree cover it would be difficult to establish a replacement tree in this situation and it is therefore considered not prudent to attach a replanting condition in this instance.

- 4.3.2 A 25% reduction of G1 Group of 5x Sycamore and T4 Sycamore would look to reduce encroachment and the overbearing impact on the property and is unlikely to be detrimental to the long-term health of the trees. The reduction of the Horse Chestnut is to maintain the tree's size and is a repeat of previous works. The pruning would appear to be mainly removing regrowth produced since the last pruning works and should not exceed these previous points where existing barriers to decay are likely located, thus reducing the risk of microbial ingress into the main parts of the tree.

4.4 **Conclusion**

- 4.4.1 The proposed works appear reasonable and are partly in accord with previous consented works. The impact to the trees is considered low with the effect on visual appearance anticipated to be short-term 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**

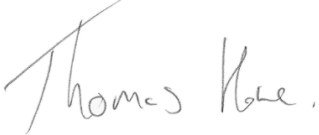
- 5.1 That planning permission be **GRANTED** subject to the following conditions:-

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