

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

24/02406/TCA

Walnut - Remove

Horseshoe Farm

London Road

Barley

Royston

Hertfordshire

SG8 8JE

Submitted Plan Nos

Photo 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**

24/02246 - Various applications, full case history on file with most recent being:

22/02246/TCA - T1, T2: Ash - Remove. T3: Mature Ash - Reduce by 1/2. T4: Mature Ash - Reduce size by 1/3rd. No objection.

23/02707/FP - Conversion of barn to one 4-bed dwelling including external alterations, single-storey bay to south gable end and single-storey rear extension. Associated boundary treatment and hardstanding (as amended by drawing nos. SK0001/P2, L0101/P02, S0001/P02, S0004/P01, P0001/P03, P0003/P03, P0004/P1 received on 13 May 2024). Conditional Permission.

3.0 **Representations**

- 3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site where the tree works are proposed comprises of land on the southern side of London Road and is within the Barley Conservation Area.

4.2 **Proposal**

- 4.2.1 Permission is sought to undertake the following works:

Walnut – Remove.

4.3 **Key Issues**

- 4.3.1 The key issues in determining this application are; the amenity value of the tree; 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 tree is shown by as a shaded tree symbol on the submitted site plan and the application is accompanied by a photograph of the tree and an undated covering letter.

4.3.3 It would appear from the submitted details that the tree is self-seeded with three main stems raising from a single base each approximately 10m in height. The covering letter states that the tree has lost branches in the past and due to its proximity to London Road concerns have been expressed as to its longer-term safety. The tree is positioned alongside an existing timber boundary fence and established mature hedgerow. Whilst there would be some impact to the streetscene should the tree be felled this would not be significant as there are other mature trees within the immediate vicinity. However, trees along this boundary contribute visually to the character and appearance of the wider Barley Conservation Area and therefore offer a degree of public amenity value.

4.3.4 The tree is not worthy of a Tree Preservation Order, in my view, and on this basis, I would not object to its loss.

4.4 **Conclusion**

4.3.4 I am satisfied that the felling of a Walnut tree would not harm the character and appearance of the Barley Conservation Area to any significant extent.

5.0 **Recommendation**

5.1 **NO OBJECTION** to the proposed work subject to an Informative requiring replanting.

Informative/s:

1. In an effort to combat climate change, North Hertfordshire Council advises that a native tree be planted alongside the boundary of the property with London Road following removal of the Walnut tree. Please make sure you are familiar with the planting season which runs from 1st November until 31st March, this will give the tree the best chance of survival.

Signed  Ben Glover	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 6 November 2024	