

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01932/TPO	T1, T2, T3, T4,T5, T6, T7: Lime - Crown Reduce height and spread by up to 2m. T8: Conifer - Remove	14 Palace Gardens Royston Hertfordshire SG8 5AD

Submitted Plan Nos

Location plan Photos

1.0 Policies

.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 Site History

2.1 20/00139/TPO - T1, T2, T3, T4, T5, T6, T6 Lime - Crown Reduce height and spread by up to 2m. Conditional Consent.

2.2 Various application prior to 20/00139/TPO, full details on case file.

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 the western side of Palace Gardens and shares its boundary with Mallard Road to the north. The site comprises of a detached dwelling with detached garage. The site is covered by Group TPO/025 - Urban District Council of Royston (Kneesworth Street/Green Drift, Royston) confirmed on 23/10/1973.

4.2 Proposal

4.2.1 Permission is sought to undertake the following works: T1, T2, T3, T4, T5, T6, T7: Lime - Crown Reduce height and spread by up to 2m. T8: Conifer – Remove.

4.3 Key Issues

4.3.1 The issues associated with this proposal centre upon the appropriateness of the works in relation to the Tree Preservation Order.

4.3.2 The trees are identified on the submitted location plan and are positioned in the rear garden of the property. It is apparent from the case history that similar works to the Lime trees have been applied for previously and granted. The proposed works appear reasonable given the location of the Lime trees for both maintenance purposes and to allow natural light into the dwelling. From photographs submitted in support of the application, it is clear that the Conifer tree has become too large for its location. The Lime trees to the rear boundary with Mallard Road are, in my view, an important part of this group of trees and also offer a significant contribution towards public amenity value. The Conifer tree on the other hand is positioned closer to the dwelling and alongside the boundary with the neighbouring property to the east no.12 Palace Gardens. Given the size and overall spread of the Conifer it is no longer suited to this location and offering no quality amenity value. Notwithstanding this, the proposed works to the Lime trees and the removal of the Conifer tree is justified and would not result in any long-term harm to the Group Tree Preservation Order and is acceptable.

- 4.3.3 In considering a replacement tree, it would not, in my view, be appropriate to re-plant in this location given the existing mature tree coverage.

4.4 **Conclusion**

I am satisfied that the proposed works to the Lime trees and the removal of the Conifer tree is acceptable.

5.0 **Recommendation**

- 5.1 That permission be **GRANTED** for the proposed works subject to conditions:

1. 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.

2. 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).

Signed  Naomi Reynard	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 26 September 2024	