

DELEGATED FILE NOTE

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

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

24/02012/TCA

T028: Fir - Fell to ground level and
remove stump. T033, T035: Spindle -
Fell to ground level and remove stump.
T034: Ash - Fell to ground level and
remove stump.

Sells Close House
High Street
Barley
Hertfordshire
SG8 8HY

Submitted Plan Nos

Location plan Photos

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**

2.1 24/00574/FP - Change of use of former agricultural land to residential garden. Conditional permission.

2.2 24/01564/FPH - Erection of detached greenhouse and installation of wildlife pond to rear garden. Conditional Permission.

3.0 **Representations**

3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is located to the rear of nos.1-3 Sells Close Cottages which front the High Street and are Grade II listed buildings. The area where the works are proposed lies partly within the residential curtilage and partly outside of the residential curtilage of the property with all of the land being located within the Barley Conservation Area.

4.2 **Proposal**

4.2.1 Permission is sought to undertake the following works: T028: Fir - Fell to ground level and remove stump. T033, T035: Spindle - Fell to ground level and remove stump. T034: Ash - Fell to ground level and remove stump.

4.3 **Key Issues**

4.3.1 The key issues in determining this application are; the amenity value of the trees; 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 trees are identified by number on the submitted site plan which is accompanied by photographs in support of the application.

4.3.3 Tree 028 is positioned in the front garden of the property and to the south of outbuilding 3 as shown on the submitted site plan. This tree is a small specimen and given the amount of tree coverage in the front garden I am satisfied that there would be no visible loss. Tree's T033 and T035 are located in the rear, extended curtilage where planning permission exists for the erection of a greenhouse and vegetable planters amongst other works. Both trees lie within close proximity to this area. Neither

tree is mature, and their loss would be negligible given the wider coverage of trees on the land. T24 is a tree of medium maturity which displays a well-proportioned and balanced crown. Its position to the south of the area proposed for a greenhouse and vegetable planters is not ideal in so much as Ash trees have the potential to grow to a relatively significant height and so reducing sunlight to the area. However, the applicant has provided further details as to the condition of the tree which states that the tree is showing early signs of Ash Dieback. Ash Dieback is understood to be evident in the more mature trees further to the west of the site. Given the number of trees of varying ages present on the land, I am of the view that the felling of this tree is acceptable. None of the trees offer any public amenity value and the level of private amenity value is low given the number of other existing trees on the land. Notwithstanding this, the felling of the trees is considered justified and would not result in any harm to the character and appearance of the Barley Conservation Area.

4.3.4 I am satisfied that none of the trees are considered worthy of further protection by way of a Tree Preservation Order.

4.4 **Conclusion**

4.4.1 The proposed felling of the trees would not cause such harm to the character and appearance of the Barley Conservation Area as to overcome the justification for the work.

5.0 **Recommendation**

5.1 **NO OBJECTION** to the proposed work.

5.2 Informative added for the replanting of three trees in the rear garden. No replacement is considered necessary due to the amount of existing coverage which currently exists following the felling of T028 which is sited in the front garden of the property.

Informative/s:

1. In an effort to combat climate change, North Hertfordshire Council advises that three native trees be planted within the rear garden of the property following removal of the Spindle x 2 and Ash tree. Please make sure you are familiar with the planting season which runs from 1st November until 31st March, this will give the trees the best chance of survival.

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