

DELEGATED FILE NOTE

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

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

26/00685/TPO

T1: Tilia Europaea - 25 % thin to the
overall canopy and 2m reduction

8 The Aspens

Hitchin

Hertfordshire

SG4 9NB

Submitted Plan Nos

1.0 Policies

2.0 **Site History**

13/01205/1TPO - Crown lift to 3.5m and thinning to 2 Lime trees **Conditional Consent**

16/01554/1TPO - Reduce height of canopy by approximately 20% to one Lime tree **Conditional Consent**

20/01933/TPO - T1 Tilia/Europaea - Reduce by 25% **Conditional Consent**

22/00662/TPO - Tilia - Reduce by 25 - 30% **Conditional Consent**

25/01393/TPO - T1: Lime - 25 % thin to the overall canopy and 2m reduction **Conditional Consent**

3.0 **Representations**

None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

T1 Lime (applicant's plan) subject of this application is located in the rear garden to the South of the property and is protected as T1 by a tree a preservation order TPO/178. The site is not within a Conservation Area. The tree is partly visible to the public realm and are visible to surrounding properties.

4.2 **Proposal & Reason**

T1: Tilia Europaea - 25 % thin to the overall canopy and 2m reduction

To allow more light and better air flow. Reduce wind loading. (Provided in email of 13/04/2026)

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 Lime is large, mature, twin stemmed tree with a tight main union at approx. 2.5m. The tree has been previously reduced and now displays abundant regrowth of in excess of 2m, indicating the tree has good vitality. The trees crown is large and almost returned to full size with it dominating most of the rear garden. A reduction by 2m will serve to maintain tree size and allow it not to adversely affect the enjoyment of the rear garden with excessive shading. It will also reduce wind loading on the main union and although will have a short-term negative impact on the amenity of the tree, is necessary to ensure it's long-term retention.

4.4 **Conclusion**

- 4.4.1 The proposal is unlikely to be detrimental to the health of the Lime tree and does not exceed previous consented works. 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 <i>S. Kasparian</i> Sarah Kasparian	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 16 April 2026	