

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00665/TCA	T2: (Tag 6599) Common Yew - Remove to ground level. T96: (Tag 6597), T135 (Tag 6593) Common Beech - Remove to ground level. T143: (Tag 6598) Common Beech - Reduce crown by 2m. T144: (Tag 6596) Common Beech - Remove lower lateral limb and reduce overextended crown back to main stem. T147: (Tag 6595) Common Beech - Crown lift to 2.5m above ground level and reduce crown by 2m. T134: (Tag 6594) Norway Maple - Remove to ground level. T9: (Tag 6592) Bay - Remove to ground level.	Great Offley House Kings Walden Road Offley Hitchin Hertfordshire SG5 3EA

Submitted Plan Nos

Tree Report

2.0 **Site History**

16/02774/1TCA Reduce overall crown size by approx. 40% to one Lime tree (T1). No objection

23/01820/TCA T1 Lime, T2 Bay laurel, T4 Copper beech, T9 Birch, T10 Beech, T11a Variegated Maple, T11b Beech, T16 Holly, T17 Maple, T20 Maple, T21 Yew, T22 Yew - Crown clean: remove dead, damaged or diseased timber, resolve crossing branches. Crown thin: reduce congestion and improve light and air-flow through the canopy. Reduce outlying branches to restore overall shape. Reduce or remove branches interfering with buildings, access/roads or lighting. No more than 30% of existing leaf-bearing canopy to be removed overall. Cuts greater than one-third of the diameter of the parent branch, or 100mm (whichever the smaller) to be avoided. No objection

3.0 **Representations**

None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

T2: (Tag 6599) Common Yew , T96: (Tag 6597), T135 (Tag 6593) Common Beech, T143: (Tag 6598) Common Beech, T144: (Tag 6596) Common Beech, T147: (Tag 6595) Common Beech, T134: (Tag 6594) Norway Maple, T9: (Tag 6592) Bay (applicant's plan) subject of this application are all located in the rear garden to the south of the site. The trees are not visible to the public realm. The site is within the Offley Conservation Area.

4.2 **Proposal**

T2: (Tag 6599) Common Yew - Remove to ground level. T96: (Tag 6597), T135 (Tag 6593) Common Beech - Remove to ground level. T143: (Tag 6598) Common Beech - Reduce crown by 2m. T144: (Tag 6596) Common Beech - Remove lower lateral limb and reduce overextended crown back to main stem. T147: (Tag 6595) Common Beech - Crown lift to 2.5m above ground level and reduce crown by 2m. T134: (Tag 6594) Norway Maple - Remove to ground level. T9: (Tag 6592) Bay - Remove to ground level.

4.3 **Key Issues**

The key issue for consideration is the impact that the proposed works would have on the character, appearance and amenity of the Conservation Area.

- 4.3.1 The trees are not visible to the public realm.
- 4.3.2 The subject trees have been identified, with works proposed and justified in the supporting tree survey conducted by Maydencroft. The trees for removal appear to be in the main to facilitate the reinstated tennis court. All trees to be removed do not appear to be of particular good form or exceptional examples of their species with their visibility to the general public difficult. The reduction and pruning works to the Beech trees does not appear excessive and the trees are anticipated to respond well to the works, although this can be somewhat unpredictable with this species. The works are anticipated to have minimal negative impact on the surroundings beyond the curtilage of the site.

Conclusion

- 4.4.1 The proposed works would not result in any unacceptable adverse impact upon the character, appearance and amenity of the Offley Conservation Area.

4.5 Alternative Options

- 4.5.1 None applicable

4.6 Pre-Commencement Conditions

- 4.6.1 None applicable

5.0 Recommendation

- 5.1 No objection.

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	