

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02765/TPO	T1: Cedar - Fell to ground level	15 Downlands Royston Hertfordshire SG8 5BY

Submitted Plan Nos

Location plan

1.0 Policies

2.0 **Site History**

2.1 18/02061/TPO - T1 Cedar - Fell to ground level

Refused.

2.2 25/01724/TPO - T1: Deodar Cedar - Remove to ground level.

Withdrawn.

3.0 **Representations**

3.1 None.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is a detached two storey dwelling on the west side of Downlands within a residential part of Royston. The dwelling is set at a lower ground level to the street and has an attached front garage which lies perpendicular to the road and the dwelling. The Cedar tree is located in the front garden adjacent to the street.

4.2 **Proposal**

4.2.1 T1: Cedar - Fell to ground level.

4.3 **Key Issues**

4.3.1 The issues associated with this proposal centre upon the appropriateness of the works given that the tree is protected by a group Tree Preservation Order (TPO/019).

4.3.2 The application form states that tree is causing uplift of the pavement and driveway causing a trip hazard.

4.3.3 The tree is of large scale and appears to be in a suitable condition and makes a significant contribution to the visual amenity of the street scene. The prominent character of Downlands is of large, isolated trees within the frontages of dwellings. As such, it is my view that the loss of this tree would be significantly harmful to the visual amenity of Downlands.

4.3.4 Whilst some minor uplifting and cracks can be seen within the applicant's driveway, I do not consider them to be so substantive to outweigh the harm of the loss of the tree.

4.3.5 It is worth noting that the purpose of a TPO is to protect a tree which has been identified as being of high merit, a specimen tree and/or attributing to the amenity value to the area. It is considered that the felling of these trees would be harmful to local character and amenity.

4.4 **Conclusion**

4.4.1 I consider that the proposal is not acceptable due to the lack of evidence supporting why the trees should be felled.

4.5 **Alternative Options**

4.5.1 None.

4.6 **Pre-Commencement Conditions**

4.6.1 N/A

5.0 **Recommendation**

5.1 That consent be **REFUSED**.

The tree is subject of Tree Preservation Order No TPO/019 and makes a contribution to the visual amenities of the locality. No detailed justification has been submitted in support of the application for its removal. Thus, in the absence of any compelling evidence being produced for the removal of the tree in terms of its health, condition or relationship to the surrounding buildings there is insufficient justification for consent to be granted.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 2 December 2025	