

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00448/TPO	T1: Beech - Crown reduce by 3-4m (back to primary cuts). T2: Walnut - Crown reduce by 1.5-2m approx (previous pruning points)	5 Pirton Close Hitchin Hertfordshire SG5 2BU

Submitted Plan Nos

Location plan Photos

1.0 Policies

2.0 **Site History**

19/02178/TPO - T1 Copper Beech - Crown thin and lift by approx 30%. T2 Walnut - Crown lift by approx 30% **Conditional Consent**

22/02799/TPO - T1 Beech - 20% reduction to previous points. T2 Walnut - 30% reduction to good growth. **Conditional Consent**

25/00239/TPO - T1 Walnut - Remove. T2 Purple Beech – Prune – **Refused**

3.0 **Representations**

None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

T1 Beech and T2 Walnut (applicant's plan) subject of this application are located at the front of the property on either side of the ingress/egress driveway. Both trees are visible to the public realm. The site is not within a Conservation Area, but the trees are protected by a tree preservation order TPO/053.

4.2 **Proposal & Reason**

T1 Beech .This tree has been pruned previously to contain the crown spread and provide longevity - Crown reduction by 3-4m (back to primary cuts) T2 Walnut. Similar to the Beech previously pruned. Crown reduction by 1.5-2m approx (previous pruning points) to contain tree spread and encourage longevity

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 Beech and T2 Walnut are both mature trees that provide good amenity value to Pirton Close. The trees have both been previously reduced with good regrowth present indicating good vitality. Beech do not form true heartwood and so internal wood can be readily colonised by decay when exposed to the atmosphere. Barriers to decay should exist at the primary cuts and provided the pruning does not exceed these as proposed, the works should not be detrimental to the health of the tree. The presence of dormant buds and the ability to produce adventitious buds is inconsistent within this species but this tree appears to readily produce them and should respond to pruning as it has done previously. Walnut has a reasonably durable heartwood and reducing to previous pruning points should not breach existing barriers to decay ingress already formed by the tree since last being pruned and should not be detrimental to the health of the tree.

4.4 **Conclusion**

- 4.4.1 The works to both trees will contain their spread, is unlikely to be detrimental to their health and does not exceed previous consented works. Therefore, refusal of the proposed works 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>Paul Chaston</i> Paul Chaston Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 10 April 2026	