

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01396/TCA	H1: Cypress - Remove stems within 6m of area of damage (Height:3.8M). TG2: Oak - Remove close to ground level. TG4: Cypress - Remove close to ground level. TG7: Oak - Remove close to ground level. SG8: Euonymus - Remove close to ground level. T9: Cherry - Remove close to ground level.	The Vicarage 4 Bury Lane Codicote Hitchin Hertfordshire SG4 8XT

Submitted Plan Nos

1.0 Policies

2.0 Site History

Various tree works applications at the site, the most recent:

23/01619/TCA- Various tree works as per report– No objection

25/01670/TCA- T1: Oak - Reduce back to boundary– No objection

3.0 Representations

None received.

4.0 Planning Considerations

4.1 Site

H1: Cypress TG2: Oak TG7: Oak. (applicants plan) are located on the North boundary of the site adjacent to Bury Lane, while TG4: Cypress (applicants plan) is located in the garden to the east of the property. SG8: Euonymus and T9: Cherry (applicants plan) are

in the garden area to the West of the house. Some trees are highly visible to the public realm. The site is within the Codicote Conservation Area.

4.2 **Proposal**

H1: Cypress - Remove stems within 6m of area of damage (Height:3.8M). TG2: Oak - Remove close to ground level. TG4: Cypress - Remove close to ground level. TG7: Oak - Remove close to ground level. SG8: Euonymus - Remove close to ground level. T9: Cherry - Remove close 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 Some trees are highly visible to the public realm.

4.3.2 All trees have been implicated in a subsidence claim at the property and are to be removed, apart from H1 which is to remove stems within 6m of damage. The supporting information provided identifies roots from Trial Hole 1 as being prunus species which implicates T9 Cherry. No level monitoring has been undertaken or data provided to indicate damage is caused by vegetation, although this is the conclusion. The application includes the removal of TG4 a group of small cypress of minimal significance in terms of amenity. SG8 Euonymus is a shrub and H1 Cypress is a hedge both are therefore exempt from a “section 211 notice”.

4.3.3 TG2 and TG7 (2x groups of Oak) are small, but highly visible trees bordering Bury Lane and are also to be removed. Although identified as being within 75% distance of damage in “Tree Roots & Buildings” Cutler, D.F. and I.B.K. Richardson, (1989) TG2 appears to be on the opposite side of the property to the area of damage. No Quercus roots were discovered in the trial pits and I believe there is insufficient evidence to condemn these trees for reasons of indirect damage. However, they also appear to have undergone regular crown reduction in the past, which can be effective at reducing the risk of trees causing subsidence in the first instance, but has also negatively affected their form, reduced their amenity value and the degree by which they contribute to public benefit significantly.

4.3.4 Indirect damage has occurred to the property and vegetation appears to be the cause. Oak is classed as a high water demander, known to extract moisture from depth and as they are within influencing distance of the property, their potential implication in future damage is foreseeable even if not conclusively involved at present. If these trees are retained, they will undoubtedly require the continuation of regular pruning negatively affecting their amenity and for these reasons it would not be expedient to protect these trees by serving a Tree Preservation Order.

4.4 **Conclusion**

4.4.1 The proposed works would not result in any unacceptable adverse impact upon the character, appearance and amenity of the Codicote 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  Paul Chaston Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 3 July 2026	

