

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

26/00749/TPO

T1: Maple - Fell.

120 Layston Park

Royston

Hertfordshire

SG8 9DY

Submitted Plan Nos

1.0 Policies

1.0 **Planning Practice Guidance**

1.1 Tree Preservation Orders and Trees in Conservation Areas 2014

1.2 Hertfordshire County Council Tree and Woodland Strategy 2022–2030

1.3 North Hertfordshire Council Tree Strategy 2017

2.0 **Site History**

2.1 None.

3.0 **Representations**

3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is located on the eastern side of Layston Park and is subject to TPO/007 Urban District of Royston Tree Preservation (No 1) 1970, confirmed on 03/11/1970. The tree appears to be situated on land between the rear garden of no.119 and a pathway running along the rear party boundaries. The tree forms part of a line of established, mature trees along this section. The pathway is currently inaccessible and appears not in use.

4.2 **Proposal**

4.2.1 T1: Maple - Fell

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 Tree Preservation Order.

4.3.2 Following a site visit, the tree from the neighbouring property to the north no.119 Layston Park. The tree comprises a double stem at its base and exhibits good overall form, with a healthy and well-established crown.

4.3.3 Although the tree would benefit from a reduction of around 25% to the crown size, its position within the established tree line provides a valuable contribution to the wider TPO and visual amenity of the area.

4.3.4 There are no visual signs of disease. In the absence of a Arboricultural Assessment to justify removal, the proposed felling is not supported.

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 this tree would seek to undermine the purpose of the TPO; disrupt the established tree line along this boundary and be visually harmful to local character and amenity of the area.

4.4 **Conclusion**

- 4.4.1 In the absence of an Arboricultural Assessment to evidence the need for the removal of the tree, the application cannot be supported for the reasons set out above.

4.5 **Alternative Options**

- 4.5.1 The applicant was given the opportunity to amend the application to reflect a more appropriate level of work, namely a 25% reduction to the crown size and removal of deadwood, however this option has not been taken up.

4.6 **Pre-Commencement Conditions**

- 4.6.1 N/A

5.0 **Recommendation**

- 5.1 That consent be **REFUSED**.

1. 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 and the felling of this tree would be harmful to local character and amenity.

Signed  Melissa Tyler	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 8 May 2026	