

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00914/TCA	T1: Sycamore - Reduce height by up to 3m and bring the sides in to match, approx 2m of the sides. T2: Sycamore - Reduce height by up to 3m and bring the sides in to match. Approx 2.5m. T3: Sycamore - Reduce height by up to 3m and bring the sides in to match. Approx 3m off sides. T4: Horse Chestnut - Cut cracked limb back to the upright growth to retain the limb. T5: Ash - Pollard at the two lower unions. Removing 5-6m of growth.	The Old Rectory Church Lane Therfield Hertfordshire SG8 9QD

Submitted Plan Nos

1.0 Policies

2.0 Site History

12/01906/1TCA Remove one Horse Chestnut Tree and one Sycamore Tree

No objection

13/00021/1TCA- Re-pollard 6 Lime trees (T1, T2, T3, T4, T5 & T6) to original pollard point.

No objection

3.0 Representations

None received.

4.0 Planning Considerations

4.1 **Site and Surroundings**

T1-T2 2x Sycamore (applicant's plan) are located to the West of the site adjacent to the tennis court while T3 Sycamore and T4 Horse Chestnut (applicant's plan) are located close to the NE corner of the main house adjacent to the driveway. T5 Ash (applicant's plan) is located on the grassed area to East of the entrance gate close to the neighbouring property. The trees are not highly visible to the public realm. The site is within the Therfield Conservation Area.

4.2 **Proposal**

T1: Sycamore - Reduce height by up to 3m and bring the sides in to match, approx 2m of the sides. T2: Sycamore - Reduce height by up to 3m and bring the sides in to match. Approx 2.5m. T3: Sycamore - Reduce height by up to 3m and bring the sides in to match. Approx 3m off sides. T4: Horse Chestnut - Cut cracked limb back to the upright growth to retain the limb. T5: Ash - Pollard at the two lower unions. Removing 5-6m of growth.

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 T1 -T2 2x Sycamore are semi-mature, multi-stemmed trees displaying tight major forks and indifferent form. The proposed reduction is unlikely to be detrimental to the health of the trees and will reduce the stresses on the stem unions.

4.3.3 T3 is a large mature Sycamore with an a-symmetrical crown due to the adjacent T4 Horse Chestnut tree. It has had some minor crown lifting over the driveway previously, but appears otherwise untouched. The proposed reduction will again unlikely be detrimental to the health of the tree and it should respond well.

4.3.4 T4 Horse Chestnut has a large low limb that overextends beyond the natural drip line to the East and has formed a hazard beam that has partially failed creating a longitudinal crack at the elbow. This limb is at risk of full collapse and the proposal to remove the limb to a side branch behind the split is appropriate.

4.3.4 T5 Ash is mature with evidence of historic partial windthrow leaving the main stem almost parallel with the ground. Although this tree may now have stabilised there are high leverage stresses acting on the stem and root plate that may exceed their load bearing capacities and a reduction is required. The proposed works are heavy, regarded as excessive and there are concerns on the ability of this species of tree to

recover from such works. However, the tree is not suitable for protection by a Tree Preservation Order (TPO).

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