

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00961/TCA	T1 : Ash (species amended) - Sectionally dismantle down to ground level. G1: Leyland Cypress group - Sectionally dismantle down to ground level.	Iris Court Care Home Hitchin Road Gosmore Hitchin Hertfordshire SG4 7QH

Submitted Plan Nos

1.0 Policies

2.0 **Site History**

14/02362/1TCA - Fell 1 Eucalyptus tree; fell 4 Leylandii trees; reduce by one-third 1 Copper Beech tree. - No objection

17/02498/1TCA - T1 Pine - Remove. T2 Beech - Remove. T3 Pine - Remove. - No objection

18/01714/TCA - 4x Leylandi - Remove. Yew - Reduce by 50% - No objection

18/02795/TCA - Copper Beech - Remove diseased limb and reduce by 50% - No objection

25/02940/TCA - G1: Group of 4-5 Cypress – Fell - No objection

3.0 **Representations**

St Ippolyts Parish Council assessed the application as being flawed due incorrect identification of the Oak tree and G1 Leyland Cypress already being subject of previous application 25/02940/TCA.

4.0 **Planning Considerations**

4.1 **Site**

G1 Leyland Cypress group (applicant's plan) are located close to the West corner boundary of the rear garden adjacent to the neighbouring property The Old Coach House, while T1 Oak (applicant's plan) amended to T1 Ash is located nearer the south corner of the site and close to the SW boundary abutting Maydencroft Lane. The trees are visible to the public realm from Maydencroft Lane and to surrounding properties. The site is within the Gosmore Conservation Area.

4.2 **Proposal**

T1 : Ash (species amended) - Sectionally dismantle down to ground level. G1: Leyland Cypress group - Sectionally dismantle down 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 The trees are visible to the public realm.

4.3.2 Leyland Cypress are known for their rapid growth and their inability (as with most conifers) to reshoot from old wood, making their size hard to contain without regular pruning. G1 Leyland Cypress appear to have had very little management over their existence and are now of a size where they have outgrown their context and are likely to be significantly affecting the

neighbouring property. Alternative management to removal would need to be severe to noticeably appreciate the benefits and would not be possible without being permanently detrimental to the health and appearance of the trees. It is noted these trees are the subject of a previous application 25/02940/TCA which has the same proposal and the officers' views are in accord.

- 4.3.3 T1 Oak was identified as an Ash and so the species was amended accordingly. The photos and location plan submitted with the application made identification of the correct tree possible even with species misidentification. This tree has recently shed a large limb from the SE side of the crown, there is evidence of internal decay at the base and a large longitudinal wound is present on the West side of the stem at approx. 0.5-2.5m above ground level. The trees poor structural condition, with a potential predisposition to shedding large limbs and its proximity to Maydencroft Lane and the boundary wall means it is not suitable for long-term retention.

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