

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00315/TCA	T1: Common Lime - Monolith at 2.5m from ground level.	Willian Bury Willian Church Road Willian Letchworth Garden City Hertfordshire SG6 2AF

Submitted Plan Nos

2.0 **Site History**

None relevant.

3.0 **Representations**

None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

T1 Lime (applicant's plan) subject of this application is located on E boundary of the site close to the outbuilding belonging to the neighbouring property 'Brayscroft'. The tree is partly visible to the public realm. The site is within the Willian Conservation Area.

4.2 **Proposal**

T1: Common Lime - Monolith at 2.5m from 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 T1 Lime is visible to the public mainly from the public footpath from which it can be viewed and appreciated in sight lines across the landscape to Willian Bury. It is a mature tree within the parkland setting, that is essential to the overall visual amenity and character provided by Willian Bury to the Conservation Area.

4.3.2 T1 is showing early signs of decline with major deadwood and die back present in the top crown. Deadwood is not unexpected in a tree of this age that appears to have undergone limited management throughout its lifetime. The proposal to monolith the tree at 2.5m above ground level purely for having some deadwood seems excessive as no obvious evidence of internal decay or pathogen has been supplied with the application to suggest failure of the tree is imminent. A lighter reduction with the removal of deadwood would be a more appropriate specification and would serve to mitigate the potential risk of falling deadwood and retain the tree that could contribute to the amenity of the location for decades to come. It is to be noted The Government Guidance for Tree Preservation Orders and trees in Conservation Areas states; *"the exceptions allow removal of dead branches from a living tree without prior notice or consent."*

Conclusion

4.4.1 T1 Lime at present provides important amenity and a high degree of public benefit being an essential component of it's surroundings and will continue to do so well into future if retained with appropriate management. A TEMPO assessment was carried out in which the Lime scored 18 and has shown the tree justifies protection, is highly worthy of a TPO and the proposed section 211 notice would see the loss of a high amenity value tree that would cause unacceptable harm to the historic character and appearance of Willian Bury and the surrounding Willian 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 Objection. TPO is served.

1. In the absence of any structural or arboricultural reports to support the application the proposal would see the loss of a high amenity value tree that would cause unacceptable harm to the historic character and appearance of Willian Bury and the surrounding Willian Conservation Area.

Signed  Paul Chaston Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 19 March 2026	

