

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00211/TPO	Beech- Reduce lower limbs back by 2 metres or to nearest suitable growth points and thin remaining tree by up to 15%. Reduce any overextending limbs back in line with canopy drip line (as amended by email received 5th February 2026.)	18 Martin Way Letchworth Garden City Hertfordshire SG6 4XU

Submitted Plan Nos

1.0 Policies

2.0 Site History

07/01223/1TPO

3.0 Representations

None received.

4.0 Planning Considerations

4.1 Site and Surroundings

T1 Beech (applicant's plan) subject of this application is located in the rear garden of the property and is one in a line of Beech trees that occupy the rear boundaries of dwellings at this

location and are protected by a tree a preservation order G1 of TPO/094. The site is not within a Conservation Area. The tree is a member of a group clearly visible in part to the public realm and is visible to surrounding properties.

4.2 **Proposal & Reason**

Thin lower limbs and reduce back by 2 metres or to nearest suitable growth points and thin remaining tree. Reduce any limbs extending out from canopy drip line

Amended to:

“Beech- Reduce lower limbs back by 2 metres or to nearest suitable growth points and thin remaining tree by up to 15%. Reduce any overextending limbs back in line with canopy drip line”

“To aid in allowing more light into the garden..... better canopy environment, light distribution and reduction in wind loading”

4.3 **Key Issues**

The key issue for consideration is whether the reason provided justifies proposed works and the appropriateness of these given that the tree is protected by a Tree Preservation Order.

4.3.1 No reason was given for the proposed works to this tree, however the applicant confirmed reason in email of 2/02/2026 which was to aid in allowing more light into the garden, better canopy environment, light distribution and reduction in wind loading”.

4.3.2 The initial specification was regarded as too vague so the applicant was offered to clarify and amend the proposal to *“Beech- Reduce lower limbs back by 2 metres or to nearest suitable growth points and thin remaining tree by up to 15%. Reduce any overextending limbs back in line with canopy drip line”* which the applicant agreed to in email 2/02/2026.

4.3.3 The tree is a large mature Beech showing signs of normal vitality. The crown of the tree has been lifted in the past to a height of approx. 8m. Beech trees do not respond well to heavy pruning, but the amended proposal does not appear to be excessive and it is anticipated the tree will respond well to this level of works.

4.4 **Conclusion**

4.4.1 The proposal is unlikely to be detrimental to the health of the tree and although there is no right to light in this instance the proposal does not exceed previous consented works for this tree, therefore refusal would be hard to justify.

4.5 **Alternative Options**

4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

4.6.1 None applicable

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions:-

1. The works shall be carried out to conform to British Standard 3998 - Recommendations for Tree Work and in a manner so as to ensure that the natural and aesthetic appearance of the trees are maintained to the satisfaction of the Local Planning Authority.

Reason: In order to ensure that the works are undertaken to an acceptable standard which will not harm the health of the tree(s).

2. The works shall be undertaken only by a competent and suitably qualified arboricultural contractor or tree surgeon as capable of carrying them out to an acceptable standard.

Reason: In order that the works are undertaken by a suitably qualified contractor.

Signed  Naomi Reynard	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 27 February 2026	