

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/03152/TPO	T2: Oak -Reduce overall crown size back close to previous reduction points. The reduction shall not exceed the most recent previous points of reduction.	12 Beech Way Blackmore End St Albans Hertfordshire AL4 8LY

Submitted Plan Nos

Location plan

2.0 **Site History**

Multiple applications determined as Conditional Consent: 21/00706/TPO, 14/03138/1TPO, 09/00431/1TPO, 25/02107/TPO

3.0 **Representations**

None

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

The Oak subject of this application is located to the north of the property in the front garden close to the road. The site is not within a Conservation Area but the tree is T2 of TPO/040. The tree is clearly visible from the public realm and is visible to surrounding properties.

4.2 **Proposal & Reason**

Oak tree (T2) at 12 Beech Way - reduction of 50%

amended to:

“Reduce overall crown size back close to previous reduction points. The reduction shall not exceed the most recent previous points of reduction”

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 provided for or to justify the works.

4.3.2 T2 is a semi-mature Oak tree located in a prominent position that has been previously reduced. Tree growth from the pruning points appears normal for this species indicating good vitality. The proposed reduction of 50% would create new pruning wounds beneath the previous reduction points, effectively removing any natural barriers against

decay causing microbial infection created by the tree post previous pruning operations. Removal of these barriers could seriously harm the tree and in turn be detrimental to its long-term condition. The proposed works are deemed excessive.

Therefore, the applicant was given the opportunity and agreed in email of 7/01/2026 to amend the proposal to;

“Reduce overall crown size back close to previous reduction points. The reduction shall not exceed the most recent previous points of reduction and the branches shall be pruned in accordance with British Standard BS3998:2010 (Recommendations for Tree work).”

4.4 **Conclusion**

- 4.4.1 The amended specification will have a negative impact on the amenity of the tree, but this will be short-term and is unlikely to be detrimental to long-term the health of the tree. The work is in accord with previously consented works and 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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 14 January 2026	