

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/03116/TPO	Oak - Remove	Land At 30 And 32 To 37 Inclusive And Land Adjacent 37 Garden Fields Offley Hertfordshire SG5 3DF

Submitted Plan Nos

2.0 **Site History**

None relevant.

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 rear garden on No. 30 Garden Fields in a public open space. The site is not within a Conservation Area but the tree is Included within G1 of TPO/00204 (2022). The tree is clearly visible from the public realm and is visible to surrounding properties.

4.2 **Proposal & Reason**

Oak Remove

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 The reason given for removal of this tree, is that it is dead and therefore unsafe.

4.3.2 The tree is estimated to be approx. 90% dead with only a few leaves from minor epicormic growth present at limited parts of the inner crown. Cambial death is apparent with dead loose bark present on the E side lower stem. The main upper crown has previously undergone a crown reduction but this has failed to stimulate sufficient internal regrowth and the tree appears to have continued to decline. No root flare or buttress roots were visible indicating the change in soil level as stated by the applicant.

4.4 **Conclusion**

4.4.1 Due to the continued decline of this tree the amenity it once contributed to the area is all but gone. It is terminal decline and unlikely to recover. It could be reduced further and left as habitat for wildlife, but refusal of consent to remove would be hard to justify.

4.4.2 A replacement tree should be planted within the same vicinity of this tree post felling.

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. Following the felling hereby permitted being carried out, a replacement heavy standard Oak tree with a stem girth of 14 to 16 cm shall be planted within the same vicinity of the removed tree. The replacement tree planting shall be carried out in the first full planting season following the felling. Any trees which within a period of 5 years from planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with another of a similar size and species. For the purpose of this condition the planting season shall mean the period from November - February

Reason: In order to enhance amenity and safeguard the longevity of the Group Tree Preservation Order.

2. 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).

3. 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	