

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/03229/TCA	Sycamore - Fell	Sun Hill Barn 3D Sun Hill Royston Hertfordshire SG8 9AU

Submitted Plan Nos

2.0 **Site History**

25/02727/TCA

3.0 **Representations**

None

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

The Sycamore subject of this application is set back from the road located within the site close to the North boundary to the East of the property. The site is within the Royston Conservation Area. The tree is partly visible to the public realm and surrounding properties.

4.2 **Proposal**

T1: Sycamore - Fell

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 tree is partly visible to the public realm.

4.3.2 The Sycamore appears to be two adjacent trees that have grown to form a combined crown and has previously undergone a heavy crown reduction. As neither tree is of significance without the other nor have been treated independently in previous applications, these two trees will be classed as one tree to accord with the application. Localised decay and die back is present at previous pruning wounds which is likely a result of heavy pruning and not pruning back to suitable growth points. Regrowth from previous pruning appears good indicating good vigour with one stem being co-dominant and presenting an included union at the base. The tree is located in an elevated position close to the centre of Royston on the very edge of the conservation area. The tree is

visible from certain locations and is one in a number of other trees present in the immediate vicinity.

4.4 **Conclusion**

- 4.4.1 Previous application 25/02727/TCA to “*Reduce crown by approx 30-50%, removing any dead, diseased, or damaged wood*” received no objection and could still be undertaken to retain the tree as the removal of this tree will have a negative impact on the conservation area and it contributes some amenity to the surroundings. However, due to its poor form from unsympathetic past management and obvious defects from included union at the base, it falls short of meeting the criteria for protection under a Tree Preservation Order. It is considered that there is significant other tree cover in the vicinity to mitigate and minimise the impact the removal of this tree will have on the Royston 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  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 14 January 2026	