

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00016/TCA	T1, T2: Yew - Cut back to boundary wall. T3: Silver Birch - Reduce by approx 2m. T4: Whitebeam - Reduce by approx 1.5m.	Flat 10 Kennedy Court Fish Hill Royston Hertfordshire SG8 9JZ

Submitted Plan Nos

Location plan

1.0 Policies

1.0 **Planning Practice Guidance**

- 1.1 Tree Preservation Orders and Trees in Conservation Areas 2014
- 1.2 Hertfordshire County Council Tree and Woodland Strategy 2022–2030
- 1.3 North Hertfordshire Council Tree Strategy 2017

2.0 **Relevant Site History**

- 2.1 Various applications, full case history on file.

3.0 **Representations**

- 3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 Kennedy Court is a block of residential flats located on the east side of Fish Hill and within the Royston Conservation Area.

4.2 **Proposal**

- 4.2.1 Permission is sought to undertake the following works:

T1 & T2: Yew - Cut back to boundary wall.
T3 Silver Birch - Reduce by approx 2m.
T4 Whitebeam - Reduce by approx 1.5m.

4.3 **Key Issues**

- 4.3.1 The key issues in determining this application are; the amenity value of the trees; the impact of the proposed work on the character and appearance of the Conservation Area; any justification for the proposed work and; whether, taking full account of the above, it would be expedient and in the public interest to make a Tree Preservation Order.
- 4.3.2 The trees are identified on the submitted plan.
- 4.3.3 All four trees are located to the rear boundary of Kennedy Court and all are encroaching onto the rear elevation of the building. The proposed works would ensure the crown spread of the trees is reduced. Whilst there are views of the trees from the car park to the south of Kennedy Court, all the trees are visible from The Priory Memorial Gardens to the east. The proposed works appear reasonable and justified to ensure the longer-term management of the trees and retain their amenity value in terms of their contribution to the Royston Conservation Area.

- 4.3.4 There would appear not to be any immediate threat to the trees and therefore there is no evidence to suggest further protection is needed by way of a Tree Preservation Order.

4.4 **Conclusion**

- 4.4.1 The proposed works to the trees would not harm their amenity value to a significant degree. As such, the work would not cause such harm to the character and appearance of the Newnham Conservation Area as to overcome the justification for the work.

5.0 **Recommendation**

- 5.1 **NO OBJECTION** to the proposed work.

Signed  Ben Glover	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 14 January 2025	