

DELEGATED FILE NOTE

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

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

25/00060/TCA

T1: Mulberry - Prune by 1m

Mulberry Court

Upper King Street

Royston

Hertfordshire

SG8 9AZ

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 works granted to Mulberry tree, full planning history on file.

2.2 Most recent works having been granted under 23/02606/TCA for the same works as proposed under the current application.

3.0 **Representations**

3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Mulberry Court is located on the west side of Upper King Street and is within the Royston Conservation Area.

4.2 **Proposal**

4.2.1 Permission is sought to reduce the canopy by 1m back to previous points of a Mulberry tree.

4.3 **Key Issues**

4.3.1 The key issues in determining this application are; the amenity value of the tree; 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 tree is identified on the submitted plan where it can be seen to occupy a central position within the rear courtyard which contains numerous listed buildings.

4.3.3 The position of the tree within a small central courtyard means that its growth and subsequent crown spread needs to be controlled in order to avoid any impact on natural light to the properties and outside space.

4.3.4 The tree does offer a degree of both public and private amenity value, in public terms, the tree is visible from views of Mulberry Court from Princes Mews to the west and in private terms, it provides a visual break to the compact built form of the courtyard. Overall, the contribution the tree makes to the character and appearance of the Royston Conservation Area has limited value. Notwithstanding this, the work to reduce the canopy of the Mulberry tree is considered reasonable and justified in order to maintain its longer-term management.

- 4.3.5 There would appear not to be any immediate threat to the Mulberry tree 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 reduce the canopy of a Mulberry tree would not harm the amenity value of the tree to a significant degree. As such, the work will not cause such harm to the character and appearance of the Royston 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	