

DELEGATED FILE NOTE

CASE OFFICER: ...Alex Howard.....

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

25/01350/TPO

Rowan - Remove

11 Downlands

Royston

Hertfordshire

SG8 5BY

Submitted Plan Nos

Location plan Photos

1.0 Policies

2.0 **Site History**

2.1 N/A.

3.0 **Representations**

3.1 None.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a large, detached property on Downlands, Royston. The site is covered by a group TPO (Ref number: TPO/019).

4.2 **Proposal**

4.2.1 Rowan – Remove.

4.3 **Key Issues**

4.3.1 The issues associated with this proposal centre upon the appropriateness of the works given that one of the trees is protected by a specific Preservation Order.

4.3.2 The application form states the following rationale for the proposed works:

“The tree has a growing number of dead branches, is festooned with mistletoe and has very sparse foliage. (see photo)

(When Downlands was built in the late 70s, many of the houses had Rowan trees in their front gardens. This is the last - all the others were removed over time.)”

4.3.3 The proposed removal of this Rowan tree, which is sited in the front garden of the property, is considered acceptable based on the above rationale. The tree appears to be in a poor state and the agent, who has lived in this area for a number of years, advises that this is the last tree of its kind in the estate. As mitigation for this removed tree, the applicants have agreed to plant a replacement tree in the front garden, which will be enforced via condition.

4.4 **Conclusion**

4.4.1 I can see no objections to the proposed works and have framed a favourable recommendation accordingly.

4.5 **Alternative Options**

4.5.1 None.

4.6 **Pre-Commencement Conditions**

4.6.1 None applicable.

5.0 **Recommendation**

5.1 That consent be **GRANTED** subject to the following conditions: -

1. 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.

2. The Rowan when felled shall be replaced with a suitable native tree (flowering cherry) as agreed in writing by the Local Planning Authority.

The replacement tree shall be positioned in the front garden of the property within the first available planting season following the felling unless otherwise agreed in writing by the Local Planning Authority.

In the event of the replacement tree failing to become established or dying within two years of planting, another tree of the same species and planting size is to be planted in its place in the first planting season.

Reason: To safeguard and enhance the appearance of the Group Tree Preservation Order.

3. 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).

Signed  Ben Glover	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 26 June 2025	