

DELEGATED FILE NOTE

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

APPLICATION REFERENCE

BRIEF DESCRIPTION OF DEVELOPMENT

APPLICATION SITE

25/02209/TCA

T1: Damson - Fell to ground level. T2:
Damson - Pollard at 3m from ground
level to clear over head wires. T3, T4,
T5: Hawthorn - Fell to ground level.
T6: Yew - Fell. T7: Lawson Cypress - Fell
to ground level.

The Thatched Cottage
Smiths End Lane
Barley
Royston
Hertfordshire
SG8 8LH

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 Full history on case file.

3.0 **Representations**

- 3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site lies on the east side of Smith's End Lane and is within the Barley Conservation Area. The trees are located in the front and north side gardens of the property.

4.2 **Proposal**

- 4.2.1 Permission is sought to undertake the following works:
 - T1: Damson - Fell to ground level.
 - T2: Damson - Pollard at 3m from ground level.
 - T3, T4, T5: Hawthorn - Fell to ground level.
 - T6: Yew - Fell.
 - T7: Lawson Cypress - Fell to ground level.

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 The application forms states that the proposed works are required for the following reasons:

T1 – heavy lean and partial failure at base; T2 – to clear overhead wires; T3 – to allow for repair/replacement of gate; T4 – to allow vehicle access to oil tank; T5 and T6 – to

allow for installation of heating system; and T7 – to prevent future growth into overhead wires.

The property has a number of trees within the grounds including to its boundaries. In my view, the remedial works and felling are considered reasonable and justified.

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

4.4 **Conclusion**

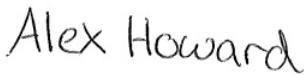
- 4.4.1 The proposed works would be a mix of remedial and felling which in my view, would not result in any unacceptable harm to the character and appearance of the Barley Conservation Area.

5.0 **Recommendation**

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

Informative/s:

1. In an effort to combat climate change, North Hertfordshire Council advises that six native trees be planted within the garden of the property following removal of a Damson, 3 x Hawthorn, Yew and Lawson Cypress trees. Please make sure you are familiar with the planting season which runs from 1st November until 31st March, this will give the trees the best chance of survival.

Signed  Alex Howard Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 12 September 2025	

