DELEGATED FILE NOTE

CASE OFFICER: …Kate Poyser……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00535/TPO	T1 Horse Chestnut - Reduce crown by 20% and reduce 3 lower limbs overhanging the road by 2m. T2 Acacia - Reduce height by 2m. T3 Horse Chestnut - Reduce 3 lower limbs by 3m, crown thin 20%.	Land At Constance Place Knebworth Hertfordshire SG3 6EE

Submitted Plan Nos

1.0 Policies

1.1 **Planning Practice Guidance**

Tree Preservation Orders and trees in conservation areas

2.0 **Site History**

2.1 None relevant.

3.0 **Representations**

3.1 No consultation undertaken.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is on the east side of the London Road towards the southern edge of Knebworth. Three trees at the front of the site are covered by TPO no.190.

4.2 **Proposal**

4.2.1 T1 Horse Chestnut - Reduce crown by 20% and reduce 3 lower limbs overhanging the road by 2m.

T2 Acacia - Reduce height by 2m.
T3 Horse Chestnut - Reduce 3 lower limbs by 3m, crown thin 20%.

The following trees were included in the description of works but are not covered by TPO no.90.

T4 Horse Chestnut - Reduce crown by 5m.
T5 Horse Chestnut - Crown thin by 20%.
T6 9 x Lime - Reduce recent growth back to previous cuts.

4.3 **Key Issues**

4.3.1 The key issue for consideration is the impact the proposed works would have on the appearance of the tree and its wider impact on the character and appearance of the area.

4.3.2 In my view, the proposed works would be acceptable and would not result in any harm to the character or appearance of the area. Moreover, the trees appear as if they would benefit from some sensitive reduction works.

4.4 **Conclusion**

4.4.1 The proposed works would have an acceptable impact on the trees and would not diminish their amenity value.

5.0 **Recommendation**

5.1 That conditional consent should be **GRANTED**.

1. The tree works hereby granted consent shall be undertaken by only PCL Landscapes and Tree Surgery or such other competent and suitably qualified arboricultural contractor or tree surgeon as may be agreed in writing by the Local Planning Authority 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 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  Tom Rea Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 10 April 2018	