

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00918/TPO	T1: Lawson Cypress - Remove	12 Tall Trees Royston Hertfordshire SG8 7EG

Submitted Plan Nos

Location plan Photo

1.0 Policies

2.0 Site History

2.1 16/01815/1TPO - Crown reduce and thin by 30% T7 & T10 Lime, T11 & T13 Sycamore, T14 Ash and T15 Cherry Plum and removal of dead wood and crown thin to T9 Scott's Pine.

3.0 Representations

3.1 None.

4.0 Planning Considerations

4.1 **Site and Surroundings**

- 4.1.1 The site is a detached two storey dwelling on the east side of Tall Trees in a residential part of Royston. The site is subject to a group TPO (Ref number: TPO/014).

4.2 **Proposal**

- 4.2.1 T1: Lawson Cypress - Remove

4.3 **Key Issues**

- 4.3.1 The issues associated with this proposal centre upon the appropriateness of the works given that the tree is protected by a Tree Protection Order.
- 4.3.2 The tree is located within the rear garden and has limited visibility from the public realm.
- 4.3.3 The application form states that the *“Lawson cypress is lifting patio and path way and is also very close to extension and drains. Tree is in average condition small lean towards house, dead wood. Tree has a tight union of 4 stems that are pushing on each other, 2 of the stems have started to split and will get worse as it grows. Tree is also touching house and roof.”*
- 4.3.4 In my opinion, the tree has grown in close proximity to the dwelling and the fence line. Although the tree is in an average condition at present, the lean will continue as the tree's health declines. In my view, the tree is beginning to outgrow its setting and will ultimately require its removal as the lean progresses. As such, I have no objection to the proposed works.

4.4 **Conclusion**

- 4.4.1 In this instance, due to the above I find no objection to the works that have been proposed here.

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 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  Melissa Tyler	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 13 May 2025	