

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02246/TCA	T1, T2: Ash - Remove. T3: Mature Ash - Reduce by 1/2. T4: Mature Ash - Reduce size by 1/3rd (as amended by plan received on 22/10/2024).	Land Adjacent To Horseshoe Farm London Road Barley Hertfordshire SG8 8JE

Submitted Plan Nos

Location plan

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 23/02707/FP - Conversion of barn to one 4-bed dwelling including external alterations, single-storey bay to south gable end and single-storey rear extension. Associated boundary treatment and hardstanding (as amended by drawing nos. SK0001/P2, L0101/P02, S0001/P02, S0004/P01, P0001/P03, P0003/P03, P0004/P1 received on 13 May 2024). Conditional Permission.

3.0 **Representations**

- 3.1 **N/A**

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site where the tree works are proposed comprises of land on the southern side of London Road and is within the Barley Conservation Area.

4.2 **Proposal**

- 4.2.1 Permission is sought to undertake the following works:

T1 and T2: Ash - Remove.
T3: Mature Ash - Reduce by 1/2.
T4: Mature Ash - Reduce size by 1/3.

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 by number on the submitted site plan and the application is accompanied by photographs of the trees.
- 4.3.3 Trees T1 and T2 are contained within the site and to the rear of existing barns fronting Smith's End Lane. Trees T3 and T4 are located to the southern boundary. I note that the trees are identified on the Proposed Site Plan (22.121.P0001-P03) attached to

planning approval 23/02707/FP and Condition 14 (Landscaping) of that approval includes a 5-year period from first occupation or completion of the development to replace any trees that are removed. However, the development does not appear to be occupied or complete and so the Trees in Conservation Area (TCA) procedure still applies. Neither trees T1 or T2 offer any significant amenity value and although they appear visually healthy are not trees which would be suitable for the placing of a Tree Preservation Order. Trees T3 and T4 are both mature trees and appear visually healthy. The works proposed to both trees appear reasonable and justified. No TPO is considered appropriate or necessary.

4.4 **Conclusion**

4.3.4 I am satisfied that the felling of trees T1 and T2 and the works proposed to trees T3 and T4 are acceptable and would not harm the character and appearance of the Barley Conservation Area to any significant extent.

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 two native trees be planted within the grounds of the property following removal of the Ash 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 <i>Andrew Hunter</i> Andrew Hunter	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 24 October 2024	