

DELEGATED FILE NOTE

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

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

25/00087/TCA

T1: Walnut, T2: Acer, T3 Cyprus - Fell

Land Adjacent To Peartree Cottage

Smiths End Lane

Barley

Hertfordshire

SG8 8LH

Submitted Plan Nos

Location plan

1.0 Policies

2.0 **Site History**

2.1 20/02877/TCA - T1 Horse chestnut, T2 Acer, T3, T4 Ash - Fell

3.0 **Representations**

3.1 None.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is a parcel of land to the north of Pear Tree Cottage on the east side of Smiths End Lane in a residential part of Barley. The plot features a number of trees, a pond and a small outbuilding in association with Pear Tree Cottage. The site is within the Barley Conservation Area.

4.2 **Proposal**

4.2.1 T1: Walnut, T2: Acer, T3 Cyprus - Fell

4.3 **Key Issues**

4.3.1 The key issue for consideration is the impact that the proposed works would have on the character and appearance of the Barley Conservation Area.

- ☐ The trees are located to the front of the property and are highly visible from the public realm.
- ☐ The applicant has provided the following justification in the application form:

*“(1) T1 Walnut – Poses threat to foundations of Pear Tree Cottage
(2) T2 Acer Crimson King – Poor condition
(3) T3 Lawson Cypress – Storm Damaged”*

- ☐ The applicant has also submitted an excerpt from a document produced by the ABI (Association of British Insurers) with a recommended safe distance of trees to nearby buildings.
- ☐ T1 is a large walnut tree which has grown in close proximity to Pear Tree Cottage with a slight lean towards the dwelling. In my view, the loss of this tree would have a noticeable impact upon the street scene. However, I consider this impact to be minimal. In addition, I do not consider this tree to be a high-quality enough specimen to warrant the further protection afforded by a tree preservation order, as such I have no objection to the proposed felling.
- ☐ T2 and T3 appear to be in poor condition with the latter suffering from significant storm damage. They are also set into the site with limited visibility from the public realm, where their loss would be offset by the other nearby trees. I therefore have no objection to the proposed felling.

4.4 **Conclusion**

The proposed works would not result in any unacceptable adverse impact upon the character and appearance of the Barley Conservation Area.

4.5 **Alternative Options**

4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

4.6.1 None applicable.

5.0 **Recommendation**

5.1 No objection.

Signed  Naomi Reynard	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 6 February 2025	