

DELEGATED FILE NOTE

CASE OFFICER: ...Francis Mabbett.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01052/TPO	T10: Ash - Remove. T11: Horse Chestnut - Remove	55 Codicote Road Codicote Welwyn Hertfordshire AL6 9TY

Submitted Plan Nos

Location plan

1.0 Policies

2.0 Site History

15/03041/1TPO - Reduce lateral branches away from boundary 2 Oak Trees (T1 & T2) -
Conditional consent

3.0 Representations

None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

T10: Ash and T11: Horse Chestnut) (applicant's plan) are located in the rear garden of the property and on the south corner edge of the woodland TPO. The trees are partly visible to the public realm and to neighbouring properties. The site is not within a Conservation Area and the trees are protected by a Woodland tree preservation order TPO/033.

4.2 **Proposal & Reason**

T10: Ash - Remove. T11: Horse Chestnut – Remove

4.3 **Key Issues**

The key issue for consideration is whether the reason provided justifies proposed works and the appropriateness of these given that the tree is protected by a Tree Preservation Order.

4.3.1 T10 Ash is a mature tree with a high crown on a long stem showing signs of dieback and decline. Originally twin-stemmed, one stem has been removed, likely due to previous storm damage, which has left a large area of dysfunctional wood at the base leaving access for microbial infection. Buttress roots appear to be decayed on this side and with the height of the tree and its more exposed position outside of the main woodland a potential for windthrow may exist. The removal of the tree and its replacement by a new planting of a native tree would be a more proactive approach.

4.3.2 The Horse Chestnut is a mature tree with a clear outward appearance of being dead. It is now at high risk of collapse and should be removed at the earliest convenience. Dead trees are an exception to TPO regulations, but 5 working days prior written notice must be given to the authority before cutting down or carrying out other work on a dead tree. The tree can be removed without further reference to the council.

4.4 **Conclusion**

4.4.1 Due to the decline of the trees' health, the amenity they once contributed to the area is significantly reduced. The Ash is unlikely to recover and potentially poses a hazard to the immediate surroundings and the Horse Chestnut is clearly dead. Alternative remedial work is not considered appropriate in this instance and refusal of consent to fell would be hard to justify.

4.4.2 Two replacement native trees should be planted within or close to the same vicinity of these trees post felling.

4.5 **Alternative Options**

4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

4.6.1 None applicable

5.0 **Recommendation**

5.1 That planning permission be **GRANTED** subject to the following conditions:-

1. Following the felling hereby permitted being carried out, 2x replacement standard native trees with a stem girths of 10-12cm shall be planted within the same vicinity of the removed trees. The replacement tree planting shall be carried out in the first full planting season following the felling. Any trees which within a period of 5 years from planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with another of a similar size and species. For the purpose of this condition the planting season shall mean the period from November - February

Reason: In order to enhance amenity and safeguard the longevity of the Woodland Tree Presevation Order.

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).

3. 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.

Signed  Naomi Reynard Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
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Date: 11 June 2026	
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