

DELEGATED FILE NOTE

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

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

25/01863/TPO

Holly - Fell to ground level

27 St Marys Park

Royston

Hertfordshire

SG8 7XB

Submitted Plan Nos

Location plan Photos

1.0 Policies

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 None.

3.0 **Representations**

3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site lies on the southeast side of St. Mary's Park with the rear party boundary facing Melbourn Road and is within the area covered by TPO/135 - North Hertfordshire District Council (Land at St Mary's Park Convent, Melbourn Road, Royston) 1997. The Order was confirmed on 09/10/1997.

4.1.2 The Holly tree is located to the rear of the dwelling close to the party boundary with the neighbouring property to the northeast known as no.26 St. Mary's Park.

4.2 **Proposal**

4.2.1 Permission is sought to fell a Holly tree.

4.3 **Key Issues**

4.3.1 The issues associated with this proposal centre upon the appropriateness of the works in relation to the Tree Preservation Order.

4.3.2 The tree is identified as No.1 on the submitted plan and the application is supported by photographs of the tree and a covering letter dated 24/07/2025 outlining the reasons for felling.

4.3.3 It is clear from the evidence submitted that the Holly tree is growing at a slight angle towards the neighbouring property. Whilst the spread of the tree could be managed, the angle of growth and condition of the tree means that its amenity value and contribution to the wider TPO is limited.

4.4 **Conclusion**

4.4.1 Whilst the felling of the Holly tree would result in the loss of a tree which is part of a wider group TPO, I am satisfied that the loss can be mitigated by the planting of a replacement tree. As such, I am satisfied that the proposed felling is reasonable and justified and would not compromise the TPO.

5.0 **Recommendation**

5.1 That permission be **GRANTED** for the proposed works subject to 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).

3. The Holly tree when felled shall be replaced with a suitable native tree with a girth size of 8-10cm as agreed in writing by the Local Planning Authority.

The replacement tree shall be planted in the rear garden of the property within the first available planting season following the felling of the Holly tree unless otherwise agreed in writing by the Local Planning Authority.

In the event of the replacement tree failing to become established or dying within two years of planting, another tree of the same species and planting size shall be planted in its place in the first available planting season.

Reason: To safeguard and enhance the appearance of the Group Tree Preservation Order.

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