

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01939/TCA	T1: Thuja - Remove. T3: Holly - Trim overall by 0.5ms to rebalance and shape. T5: Damson - Reduce height by 1.5 to 2ms to leave approx 7ms tall and reduce lateral branches all round by 1m to rebalance crown; raise lower branches over swings to 2ms above ground level. T6: Mulberry - Reduce height regrowth by 2.5ms to leave at approx 9.5ms and raise lower branches all round to 2ms above ground level to clear lawn. T8: 3x Yew - Remove epicormic growths from trunks up to 4m	39 Market Hill Royston Hertfordshire SG8 9JU

Submitted Plan Nos

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 Full history on case file.

3.0 **Representations**

3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is located on the southern side of Market Hill within the Royston Conservation Area.

4.2 **Proposal**

4.2.1 Permission is sought to undertake the following works:

- T1 – Thuja – Remove.
- T3 – Holly – Trim overall by 0.5m to rebalance and shape.
- T5 – Damson – Reduce height by 1.5 to 2.0m to leave approximately 7m tall and reduce lateral branches all round by 1m to rebalance crown; raise lower branches over swings to 2m above ground level.
- T6 – Mulberry – Reduce height regrowth by 2.5m to leave approximately 9.5m and raise lower branches all round to 2m above ground level to clear lawn.
- Y8 – 3 x Yew – Remove epicormic growths from trunks up to 4m.

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 submitted plan shows the position of the trees within the site.

- 4.3.3 The proposed works includes the removal of 1 x Thuja tree which occupies a position to the southeast of the dwelling and alongside the adjacent party boundary. Photographs submitted in support of the application show alleged structural damage to a wall and suggests uplift to a driveway. Whilst the alleged uplift is not clear in the photographs provided, it is accepted that the position of the tree may be the likely cause of the alleged damage. Whilst the tree appears visually healthy, its contribution in terms of amenity value is limited. As such, I see no reason to prevent its loss.
- 4.3.4 The remaining works comprise remedial pruning to the trees, which is considered reasonable and justified in order to support their longer-term management and retention.
- 4.3.5 There appears to be no threat to the remaining trees and, therefore, it is not considered appropriate to make a Tree Preservation Order.

4.4 **Conclusion**

- 4.4.1 The proposed works are considered acceptable and would not adversely affect the amenity value of the remaining trees or the character and appearance of the Royston Conservation Area. Any limited impact arising from the loss of the Thuja tree is outweighed by the justification provided.

5.0 **Recommendation**

- 5.1 **NO OBJECTION** to the proposed work.

Signed  Paul Chaston Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 12 August 2026	