

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00182/TPO	Hornbeam - Reduce back to previous pruning points. (Approx 1.5m height 1m width)	1 Church Gardens Stevenage Road Knebworth Hertfordshire SG3 6AR

Submitted Plan Nos

Location plan Photo

1.0 Policies

2.0 **Site History**

13/00705/1TPO, 20/00494/TPO, 21/01514/TPO

3.0 **Representations**

None

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

Hornbeam (applicant's plan) subject of this application is located at the front of the property close to the driveway, to the East of the site. The tree is visible to the public realm. The site is not within a Conservation Area, but the tree is included in G1 of TPO/140.

4.2 **Proposal & Reason**

Hornbeam - Reduce back to previous pruning points. (Approx 1.5m height 1m width)

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 The reasons provided to justify the works were *"To maintain size of tree for the garden and improve light to the garden and property"*

4.3.2 The Hornbeam has been previously reduced with approx. 1-1.5m of regrowth present. Some major deadwood was present within the upper crown and the tree was in fair condition. The works will have a short-term negative impact on the tree's amenity, but they should not breach the natural defensive barriers to infection, normally created by a tree, post previous pruning works. The works are unlikely to be detrimental to the long-term health of the tree and will maintain it's size.

4.4 **Conclusion**

4.4.1 The proposed works does not exceed previous consented works and refusal would be hard to justify.

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. 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).

2. 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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 30 January 2026	