

Anne McDonald

North Hertfordshire District Council Council Offices
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Letchworth
Hertfordshire
SG6 3JF

Also by email to: [REDACTED]

planning.control@north-herts.gov.uk

12/05/2026

Dear Ms McDonald,

Re: Application Reference 26/00328/FPH - 29 Weston Way, Baldock, Hertfordshire SG7 6EZ

I am writing as the owner and resident of 27 Weston Way, Baldock, the property immediately adjoining the northern boundary of the above application site. I wish to express my concern regarding the determination of this application and to bring some information to your attention that it appears the council may not have been aware of before the decision was issued on 8 May 2026.

I would also note that the revised block plan was uploaded to the portal on 7 May 2026 and the decision issued the following day, leaving no realistic opportunity for neighbouring residents to engage with the amended scheme.

I want to be clear at the outset that I am not opposed to the development proceeding. My concern is specific and practical: it relates to the potential impact of the approved groundworks on my mature boundary trees, and to inaccurate information submitted in the application form on this point.

Inaccurate Information - Trees and Hedges

The submitted Householder Application form (Planning Portal Reference: PP-14685752) contains two answers in the Trees and Hedges section that I believe to be incorrect:

- *"Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?"* was answered **No**
- *"Will any trees or hedges need to be removed or pruned in order to carry out your proposal?"* was answered **No**

On the first point, I have several mature trees growing immediately alongside our shared boundary at 27 Weston Way, including a willow, a cherry, an apple, and a pear, whose canopies extend significantly over the boundary. These trees are well established, well cared for (undergoing regular arborist / tree surgeon work) and clearly visible from the application site.

Under British Standard BS 5837:2012, the Root Protection Area ("RPA") of a mature tree is calculated as a radius of 12 times the stem diameter at breast height. For the willow in particular, this is likely to produce an RPA extending several metres into the application site. Foundation excavations for the proposed annexe, sited 2 metres from our shared boundary, may therefore fall within the RPA of one or more of my trees, creating a genuine risk of irreversible root damage or destabilisation.

On the second point, when pre-emptive work began at 29 Weston Way some weeks before the decision was issued, during the live determination period, much of the rear garden was removed and stripped to dirt/soil, including all trees.. The statement on the application form that no trees would need to be

removed appears to be directly contradicted by works that were actively taking place while the application was under consideration.

I appreciate that the council acts in good faith on the information provided by applicants and their agents. However, I would note that the form was completed and signed by a professional architect (Jeremy Williams-Leroy of Jeremy Williams-Leroy Architect, Hitchin) who declared that all facts stated were true and accurate. The trees on my side of the boundary are mature, long-established, and plainly visible from all three streets that surround my property. I raise this not to apportion blame but because I believe, had this information been available to the case officer, a pre-commencement arboricultural condition would very likely have been included as standard practice.

What I Am Asking For

My request is straightforward. Given that the planning record does not currently reflect the existence of my boundary trees or their Root Protection Areas, I ask that the council:

1. Notes this letter formally on the case file for application 26/00328/FPH, so that the presence and location of the mature trees at 27 Weston Way is on record before construction commences; and
2. Refers this matter to the council's arboricultural officer, so that the potential impact of the approved groundworks on the Root Protection Areas of my boundary trees can be assessed before excavation begins.

I would also welcome any guidance the council can offer on what protections, if any, are available to me as a neighbouring landowner in these circumstances.

I recognise the decision has been made and I am not seeking to reopen it. My purpose in writing is simply to ensure that the council is formally on notice regarding my trees, and that appropriate consideration is given to protecting them before work on site progresses further.

I would be grateful for acknowledgement of this letter and, in due course, a response regarding the arboricultural referral.

Yours faithfully,



Toby Hucker

27 Weston Way, Baldock, Hertfordshire, SG7 6EZ

