

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01627/TCA	T1: Yew - Remove	Yew Tree House Police Row Therfield Royston Hertfordshire SG8 9PN

Submitted Plan Nos

1.0 Policies

2.0 Site History

95/01251/1TCA - Felling of two Yew trees – No objection

97/00761/1TCA - Crown reduction of Yew tree by 30% and felling of 3 Silver Birch trees – No objection

00/01365/1TCA - Felling of 16 Leyland Cypress trees at Yew Tree House, The Green, Therfield – No objection

13/02026/1TCA - Felling of 1 Horse Chestnut Tree – No objection

3.0 Representations

None received.

4.0 Planning Considerations

4.1 Site

Yew (applicant's plan) is located at the south-west corner of the property in the front garden. The tree is visible to the public realm. The site is within the Therfield Conservation Area.

4.2 **Proposal**

T1: Yew - Remove

4.3 **Key Issues**

The key issue for consideration is the impact that the proposed works would have on the character, appearance and amenity of the Conservation Area.

4.3.1 The tree is visible to the public realm.

4.3.2 T1 is mature Yew tree and appears to have been present for several decades. The tree has undergone very heavy pruning in the past, removing almost all limbs back to the main stem, which has negatively affected its form, although regrowth has formed a relatively balanced shape. The tree appears in normal health with evidence of large limb removal low down on the stem on the West side with some minor decay present here. The crown grows close to the property building and must take significant light from rooms at the front of the house. The tree is considered to be in fair condition, but due to unsympathetic previous management it is regarded as having poor form as it lacks significant scaffold branches.

4.3.3 The Yew is highly visible to the public realm from certain aspects within Therfield and less visible from others due to surrounding tree cover. Yew Tree House is identified in the Therfield Conservation Area Character Statement as a building that makes a positive contribution to the character of the conservation area, but the close proximity of the Yew tree obscures the building almost entirely from view on the western and south-western aspects. It also states a Key View is From the Causeway adjacent to Fordhams Terrace south towards the village green (KV10), however the Yew is not visible in this view or any other of the Key views listed. The tree is also not identified as a significant tree within the appraisal.

4.3.4 An alternative to removal is pruning, but this would likely be to the same extent as previously applied, which would have a negative impact on the visual aesthetics of tree and surrounding area for some time as it would take a number of years before visual amenity is restored. It is therefore considered removal will serve to improve the visual amenity of the conservation area and the views of the property enhancing its contribution. The loss of the Yew would seem significant due to its connection with the property's name, but there is an Irish Yew better located in the front hedge within the curtilage of the site, that will provide some mitigation to this fact and continue this species association.

4.4 **Conclusion**

4.4.1 The proposed works would not result in any unacceptable adverse impact upon the character, appearance and amenity of the Therfield Conservation Area.

4.5 **Alternative Options**

4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

4.6.1 None applicable

5.0 **Recommendation**

5.1 No objection.

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