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| <b>DELEGATED FILE NOTE</b> |
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**CASE OFFICER:** ...Vicki Wood.....

**APPLICATION  
REFERENCE**

**BRIEF DESCRIPTION OF  
DEVELOPMENT**

**APPLICATION SITE**

25/02294/TPO

T1 Sycamore - Monolith at 2m above  
fence height.

122 King James Way  
Royston  
Hertfordshire  
SG8 7EF

**Submitted Plan Nos**

Location plan

**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 **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 application site is covered by Group TPO/026 (Urban District Council of Royston (Area to East and West Dog Kennel Lane) 1973 confirmed on 05/11/1973. The Sycamore tree identified as T1 is located in the rear garden of the property which borders Dog Kennel Lane to the southeast.

### 4.2 **Proposal**

4.2.1 Permission is sought to monolith at 2m above fence height.

### 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 From a site inspection on 30<sup>th</sup> September 2025, I could see that the tree is a mature specimen and that visually it appears in poor condition. The information submitted in support of the application states the tree is '*heavily covered in Ivy and has a lot of deadwood throughout the crown.*' There was very little visible growth on the tree at the time of my visit and deadwood was visible. Based on my visit and the information put forward, I am of the view that the position of the tree makes it a potential danger to property, pedestrians and passing vehicular traffic and therefore the proposed works are considered reasonable and justified. However, in order to retain the existing tree lined boundary and public amenity provided by TPO/026, it is important to ensure a replacement native tree is planted.

### 4.4 **Conclusion**

4.4.1 I am satisfied that the proposed works are acceptable.

## 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. Following the proposed works to a Sycamore tree as identified in the submitted application as T1, a suitable native tree with a girth size of 14-16cm as agreed in writing by the Local Planning Authority shall be positioned to the rear boundary of the garden of no.122 King James Way, Royston with Dog Kennel Way, Royston. The tree shall be planted within the first available planting season following the works to T1 unless otherwise agreed in writing by the Local Planning Authority.

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

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

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| <div>Signed</div> <div></div> <div>Sarah Kasparian</div> | <div>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</div> |
| <div>Determining Officer</div> <div>Date: 1 October 2025</div>                                                                              |                                                                                                                                                     |