

**WELWYN HATFIELD BOROUGH COUNCIL  
ASSISTANT DIRECTOR (PLANNING)**

**DELEGATED APPLICATION**

**Application No:** 6/2023/0340/TC  
**Location:** 1 Fore Street Hatfield AL9 5AN  
**Proposal:** T0380 Holly hedge – reduce to 5m high and 2.5m in spread.  
 T0384 Sycamore x 1 – fell to ground level and treat against regrowth.  
 T0386 Holly x 1 – reduce to 5m so it becomes part of the former hedge.  
 T0387 Yew x 1 – lift crown to 4m above ground level by pruning out second-order branches at maximum 25mm diameter, reduce height by 2m, a little more on the eastern side.  
 T0388 Walnut x 1 – fell to ground level and treat against regrowth.  
 T0381 Sycamore x 1 – to - reduce heights by 2.5m and spread by 2m.  
 T0382 Sycamore x 1 – to reduce height by 2.5m and spread by 2.5m.  
 T0383 Sycamore x 1 – to - reduce heights by 2.5m and spread by 2m.  
 Exempt from notice T0385 yew, T0389 smoke bush and self-seeded holly at front.  
 TPO's 264 and TPO 934 (2018) are present  
**Officer:** Ms M Hill

**Recommendation:** Objection

6/2023/0340/TC

<b>Context</b>	
<b>Site and Application description</b>	<p>1 Fore Street Hatfield AL9 5AN</p> <p>T0380 Holly hedge – reduce to 5m high and 2.5m in spread.</p> <p>T0384 Sycamore x 1 – fell to ground level and treat against regrowth.</p> <p>T0386 Holly x 1 – reduce to 5m so it becomes part of the former hedge.</p> <p>T0387 Yew x 1 – lift crown to 4m above ground level by pruning out second-order branches at maximum 25mm diameter, reduce height by 2m, a little more on the eastern side.</p> <p>T0388 Walnut x 1 – fell to ground level and treat against regrowth.</p> <p>T0381 Sycamore x 1 – to - reduce heights by 2.5m and spread by 2m.</p> <p>T0382 Sycamore x 1 – to reduce height by 2.5m and spread by 2.5m.</p> <p>T0383 Sycamore x 1 – to - reduce heights by 2.5m and spread by 2m.</p> <p>Exempt from notice T0385 yew, T0389 smoke bush and self-seeded holly at front.</p> <p>TPO's 264 and TPO 934 (2018) are present</p>
<b>Relevant planning history</b>	<p>Application Number: S6/2005/1352/TP      Decision: Refused      Decision Date: 21 December 2005</p> <p>Proposal: WORKS TO YEW TREES T1 AND T2 COVERED BY TPO 264</p>

	<p>Application Number: 6/2016/1293/TPO      Decision: Granted      Decision Date: 02 September 2016</p> <p>Proposal: G1 - Sycamore/Holly - lift to 6m above ground level, thin crowns by 15% and crown clean to include removing dead wood &gt; 300mm in length and 20mm in diameter and any obviously compromised branches and sever ivy at base</p> <p>T1 - Sycamore x 1 (multi stemmed) - lift to 6m above ground level, thin crowns by 15% and crown clean to include removing dead wood &gt; 300mm in length and 20mm in diameter and any obviously compromised branches and sever ivy at base</p> <p>T2 - Sycamore x 1 - lift to 6m above ground level and prune back branches growing toward building by 2-2.5m - crown clean to include removing dead wood &gt; 300mm in length and 20mm in diameter and any obviously compromised branches and sever ivy at base</p> <p>T3 - Hawthorn x 1 - fell and treat against re-growth</p> <p>- Conservation Area</p> <p>Application Number: 6/2019/1979/PA      Decision: Granted      Decision Date: 02 September 2019</p> <p>Proposal: Pre application advice for replacing street lights</p> <p>Application Number: 6/2022/1725/TC      Decision: Withdrawn      Decision Date: 12 September 2022</p> <p>Proposal: Reduce 4 x Sycamore by 50%</p> <p>Reduce 2 x Yew &amp; Holly by 50%</p> <p>Reduce 1x Yew by 50%</p> <p>Remove 2 x wingnut shrub</p>
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**Consultations**

Consultations do not apply to Trees within Conservation Area applications in accordance with the Tree Regulation Order and therefore any response **cannot** be considered.

**Main Issues**

<p><b>Whether the tree(s) merit a Tree Preservation Order</b></p>	<p>A S211 conservation area tree work notice is not required for T0385 yew to remove ivy.</p> <p>T0380 Holly hedge is a row of overgrown semi mature holly trees. There would be no objection to the trimming of these trees to create a hedgerow feature.</p> <p>T0384 Sycamore is a mature tree standing on the southeast boundary with the church. The tree is broadly facing the southeast elevation of the dwelling. This tree appears to be in reasonable health and vitality. The structural condition is unknown due to the presence of the holly and ivy around the stem. The stem is bifurcated but there is nothing notable about the crown. The crown has been previously cut back from the dwelling.</p> <p>The proposed tree works are to fell the tree to improve the light fall on the building and the growth of the adjacent sycamore. This tree is a large tree and stands as part of a cohesive group of sycamores between the listed church and rectory an enhanced relationship within the conservation area. The dwelling does have mixed use windows on this elevation of the dwelling. The loss of one amenity tree may be conceivable provided the remaining</p>
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sycamores in the group are not over managed and continue to provide the contribution to the amenity and character of the area. Due to the outcome for the other three sycamores in the group, the felling of this tree is considered acceptable.

T0386 Holly is a medium sized tree standing at the southwest end of the overgrown boundary hedgerow. It is in reasonable health, vitality and structural condition. The proposed tree works are to reduce to 5m in height, returning it to a hedgerow tree. This is reasonable.

T0387 Yew stands on the southwestern corner of the property. It is a medium stature tree and very prominent from the churchyard. The tree appears to be in reasonable health and vitality. Structural condition unknown. There is some thinning of foliage to a slight degree but this is a consistent feature of yew in the area which becomes less prominent in periods following prolonged wetter weather. The tree works proposal is to crown lift the tree by removing secondary branches. This is reasonable.

T0388 Walnut is a small stature, young tree standing abutting the boundary wall with house number 3 Fore Street. It is likely a self-set and the wall attached to a listed building. It has poor form due to previous pruning. The proposal to fell the tree is reasonable.

T0389 Smoke bush is more of a multi stemmed shrub than a tree with no one stem appearing to meet the notice threshold. It stands abutting the boundary wall with house number 3 Fore Street, a listed building with the garden wall attached. There would be no objection to the removal of this item.

The self-seeded holly at front is a young, small tree which does not appear to meet the notice threshold. There would be no objection to the removal of this item.

Please note the following trees T0381, T0382 and T0383 all sycamore originally had a heavier tree works proposed which was amended to a slightly lighter tree works proposal during the period of notice consideration. The amended specification was also considered too detrimental to the amenity of the trees given their stature, position in the streetscene, setting of the churchyard and enhanced relationship between the listed church and rectory within the conservation area.

The reasons for the tree works are not given for tree T0381 and T0383. The reasoning for T0382 is given as to improve light to the eastern side of the rectory and allow the better development of adjacent trees. The adjacent trees appear to be growing reasonably well in the presence of T0382. This is similar but not the same reasoning as sycamore tree T0384 dealt with above. It is not clear if "the eastern side of the rectory" refers to the property or the dwelling. The rectory property is a wide plot with extensive lawn and the trees do not appear to be detrimental to this use. The front garden area will always be shaded, even if the proposed works were undertaken as they lie north of the sycamore trees and northeast of the dwelling. Even with trees removed, the mass of remaining trees would shade the garden. The Rectory dwellings building footprint is orientated northeast to southwest. The main mass of the dwelling is considerably set back from the roads building frontage line but with an addition projecting out toward the road on the more northwest side of the plot. Between the main building and the addition, both the northeast and east

	<p>elevation have windows. The northeast windows will always have substantially restricted light due to their orientation. The eastern windows on the addition are some distance from the trees and will always suffer from restricted light due to the mass and orientation of the dwelling and any remaining trees.</p> <p>The amount of light transmitted to both the dwelling and the front garden area is reduced due to the amount and presence of an overgrown holly hedge and a significant ivy infestation in the trees. The proposed tree works are considered objectionable given other works such as crown lifting, holly hedge management and ivy management could be undertaken to improve the light transmission and resident relationship. This has been indicated to applicants/agents on a previous withdrawn notice. The justification and reasoning given does not outweigh the potential impact of the proposed tree works on the trees health and future management and reduction in amenity value. TPO 1053 (2023) has been served to protect them.</p> <p>T0381 Sycamore is a mature tree which appears to have reasonable health and vitality. The structural condition is unknown due to the amount of holly and ivy. It is a bifurcated tree from a low level. The tree has not been previously crown reduced. Original proposal was to reduce height by 3m and spread by 2-2.5 on northeast and east sides and sever ivy at base. Amended proposal was to reduce height by 2.5m and spread by 2m.</p> <p>T0382 Sycamore is a mature tree appearing to have reasonable health and vitality. The structural condition is unknown due to the amount of holly and ivy. The tree has not been previously crown reduced. The original proposal was to fell the tree. The amended proposal was to reduce height by 2.5m and spread by 2.5m.</p> <p>T0383 Sycamore is a mature tree which appears to be in reasonable health and vitality. The structural condition is unknown due to the amount of holly and ivy. The stem is trifurcated from a low level. The original tree works proposal was to reduce height by 4m and spread by 2-2.5m and sever ivy at base. The amended proposal was to reduce height by 2.5m and spread by 2m.</p>
<p><b>Conclusion</b></p> <p>From the above considerations, it is concluded that sycamore trees T0381, T0382 and T0383 have a high amenity value and the proposed tree works would be detrimental and therefore are appropriate for a Tree Preservation Order.</p>	

**Determined By:**

Mr Oliver Waring  
22 May 2023