

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01161/TCA	T1 - Sycamore - Reduce by 30% to create a smaller canopy	115 Jackmans Place Letchworth Garden City Hertfordshire SG6 1RG

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 Relevant Site History

- 2.1 None relevant

3.0 Representations

- 3.1 Letchworth Garden City Heritage Foundation – None received

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 The application site is located on the north side of Jackman's Place, LGC and is within the Letchworth Conservation Area.

4.2 Proposal

- 4.2.1 T1 - Sycamore - Reduce by 30% to create a smaller canopy.

4.3 **Key Issues**

- 4.3.1 The key issues in determining this application are: the amenity value of the tree; the impact of the proposed work on the character and appearance of the Conservation Area; any justification for the proposed work and, whether, taking full account of the above, it would be expedient and in the public interest to make a Tree Preservation Order.
- 4.3.2 The tree is identified on the submitted location plan and is located in the rear garden.
- 4.3.3 The tree is visible from the streetscene of Wissen Drive, so holds some amenity value; however, the proposed works are remedial and would bring the canopy away from a neighbouring property. So, the proposed works would not cause harm to the character and appearance of the Conservation Area.
- 4.3.4 Due to the above reasons, I do not consider there a need to issue a Tree Preservation Order.

4.4 **Conclusion**

- 4.4.1 The proposed work to the tree would not cause such harm to the character and appearance of the Letchworth Conservation Area as to overcome the justification for the work.

5.0 **Recommendation**

- 5.1 **NO OBJECTION** to the proposed work.

Signed  Tom Rea	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth
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	Herts SG6 3JF
Determining Officer Date: 28 May 2025	