DELEGATED FILE NOTE

CASE OFFICER: …Ben Glover……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00508/TCA	T1 Beech, T2, T3 Silver Birch, T4 Sorbus, T5 Conifer - Remove	14 High Street Pirton Hitchin Hertfordshire SG5 3PS

Submitted Plan Nos

1.0 Policies

2.0 **Site History**

2.1 No relevant planning history.

3.0 **Representations**

3.1 No consultation required.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 14 is a two storey detached dwelling situated within Pirton. The property occupies a large plot with the trees proposed for removal sited to the rear of the plot. The application site is situated within the Pirton Conservation Area.

4.2 **Proposal**

4.2.1 The application seeks permission to fell 1x Beech, 2x Silver Birch, 1x Sorbus, 1x Conifer.

4.3 **Key Issues**

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

4.3.2 The subject trees are well screened from view of the surrounding street scene, it is considered that the trees do not make a significant contribution to the visual amenities of the area to warrant protection via means of a TPO. The proposed works would not result in any unacceptable harm to the character and appearance of the Pirton Conservation Area in this location.

4.4 **Conclusion**

4.4.1 The proposed works would not result in any harm to the character or appearance of the Pirton Conservation Area.

5.0 **Recommendation**

5.1 No objection to the proposed works.