

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

24/01501/TCA

T1 Group of Sycamores - Reduction by
upto 50%

Land The Rear Of 119

Pixmore Way

Letchworth Garden City

Hertfordshire

SG6 1QS

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 23/01438/TCA - Group of Sycamores - Remove overhanging branches. No objection.

3.0 **Representations**

- 3.1 LGCHF – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site where the tree works are proposed is accessed from a narrow pathway between nos.115 and 117 Pixmore Way which provides access to the rear of properties up to no.119 Pixmore Way and is within the Letchworth Conservation Area.

4.2 **Proposal**

- 4.2.1 Permission is sought to undertake the following works: T1 Group of Sycamores - Reduction by up to 50%.

4.3 **Key Issues**

- 4.3.1 The key issues in determining this application are; the amenity value of the trees; 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 trees are identified on the submitted site plan. All trees are mature and appear visually healthy. It is clear on inspection that the trees require regular management given their proximity to residential properties. A reduction of up to 50% would allow more light to properties and their gardens. There are public viewpoints of the trees from both Pixmore Way and Rushby Mead which are important to the character and appearance of the Letchworth Conservation Area. The trees also offer a degree of private amenity value in the screening they provide between properties. Notwithstanding this, the works to the trees is considered justified in order to maintain their longer-term management and their continued contribution to the character and appearance of the Letchworth Conservation Area. There would appear not to be any immediate threat to the trees and therefore there is no evidence to suggest further protection is needed by way of a Tree Preservation Order.

4.4 **Conclusion**

4.4.1 The proposed works to the trees would not harm their amenity value to a significant degree. As such, the work 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  Alex Howard Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 5 August 2024	