

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01662/TCA	T1: Silver Birch - Fell to close to ground level. T2: Cedar - Reduce in height by 2.5-3m, re-shape remaining crown to balance and remove deadwood	38 Benslow Lane Hitchin Hertfordshire SG4 9RE

Submitted Plan Nos

Sketch location plan

1.0 Policies

2.0 Site History

2.1 Applications for Tree Works.

3.0 Representations

3.1 N/A

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The application site comprises a detached, two storey dwelling on the southern side of Benslow Lane in a residential part of Hitchin. The site is situated within the Hitchin Conservation Area.

4.2 **Proposal**

- 4.2.1 T1: Silver Birch - Fell to close to ground level.
T2: Cedar - Reduce in height by 2.5-3m, re-shape remaining crown to balance and remove deadwood.

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 Knebworth Conservation Area.
- ☐ The Silver Birch tree is located in the front garden and features clearly in the public realm. A description and justification has been given for the works. I consider that this justification is sufficient. Therefore, I do not consider that the tree is of sufficient merit to warrant protection by way of a TPO.
 - ☐ The proposed works to the Cedar Tree is not considered to be harmful and would result in its appearance being sympathetic and better maintained. No objection.

4.4 **Conclusion**

The proposed works would not result in any unacceptable adverse impact upon the character and appearance of the Hitchin Conservation Area.

4.5 **Alternative Options**

- 4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

- 4.6.1 None applicable.

5.0 **Recommendation**

- 5.1 No objection.

Signed  Tom Rea	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 22 July 2025	

