

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00753/TCA	Pine - Fell	56 Jackmans Place Letchworth Garden City Hertfordshire SG6 1RH

Submitted Plan Nos

Location plan Photo

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 High Avenue and is within the Letchworth Conservation Area.

4.2 Proposal

- 4.2.1 Pine - Fell

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 front garden.
- 4.3.3 The tree is mature and appears visually healthy and the applicant has not submitted any arboricultural report to dispute this.
- 4.3.4 When viewing the site from the street scene the tree is highly visible; therefore, it does contribute towards the character and appearance of the Letchworth Conservation Area. As such, it is considered to have public amenity value.
- 4.3.5 The tree is stated to be causing damage to the site's paving. Additionally, the tree is visibly leaning. As such it is not deemed a worth enough specimen to grant a TPO.
- 4.3.6 Due to the above reasons, I do not consider the tree to be of high enough public amenity value to warrant a Tree Preservation Order.

4.4 **Conclusion**

- 4.4.1 The proposed work to the trees 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	
--------	--

<i>S. Kasparian</i> Sarah Kasparian Determining Officer Date: 22 April 2025	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF