DELEGATED FILE NOTE

CASE OFFICER: …Ben Glover……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00802/TCA	Various tree works including felling and crown reduction.	31 Chiltern Road Hitchin Hertfordshire SG4 9PJ

Submitted Plan Nos

1.0 Policies

2.0 **Site History**

2.1 None relevant.

3.0 **Representations**

3.1 No consultation required.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 31 Chiltern Road is situated within a predominately residential part of the Hitchin Conservation Area.

4.2 **Proposal**

4.2.1 Consent is sought for works on 14 trees within the rear garden of No. 31 Chiltern Road. The works include:

1.0 Felling of 4x Lelandii due to excessive shading.
2.0 Cutting back of 1x Horse Chestnust due to excessive shading.
3.0 Felling of 1x Holly, 1x Ash, 2x Apple, 1x Cherry and 1x Magnolia.
4.0 3x Yew, reduce crown.

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 Hitchin Conservation Area.

4.3.2 Whilst the works proposed would be substantial, the trees proposed to be felled are predominantly located in the rear garden of the property and which do not make a significant contribution to this part of the Conservation Area. The remaining works would reduce back overgrown trees. Consequently, I do not consider that the proposed works would result in any unacceptable harm to the character and appearance of the Hitchin 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 Hitchin Conservation Area.

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 24 April 2018	