DELEGATED FILE NOTE

CASE OFFICER: …Tom Donovan……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00848/TCA	9 x Leylandii - Remove	35A High Street Whitwell Hitchin Hertfordshire SG4 8AJ

Submitted Plan Nos

1.0 Policies

1.1 **Planning Practice Guidance**

Tree Preservation Orders and trees in conservation areas

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**

The application site is located within the Whitwell Conservation Area. The trees in question are situated in the rear garden of the property.

4.2 **Proposal**

Removal of 9 Leylandii trees.

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 Conservation Area.

4.3.2 The trees are located in the rear garden and do not make a positive contribution to the character or appearance of the area. The trees are not worthy of protection by way of TPO and as such I raise no objection to their removal.

4.4 **Conclusion**

No objection to the proposed works.

5.0 **Recommendation**

5.1 **NO OBJECTION** to the proposed works.

Signed  Tom Rea Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 5 April 2018	