

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00315/TCA	10 x Pine - Fell, Process and Remove	Paynes Farmhouse Croft Lane Letchworth Garden City Hertfordshire SG6 1AS

Submitted Plan Nos

Location plan Photos

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.

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 relates to an area of land to the east side of Payne's Farm where the residential curtilage borders agricultural land and is within the Croft Lane Conservation Area of Letchworth.

4.2 **Proposal**

4.2.1 Permission is sought to undertake the following works:

Fell, Process and Remove 10 x Pine trees.

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 application is accompanied by photographs of the trees and an email dated 27th February from the agent which states that '*...the trees are all dead and in recent weathers have raised concerns that they could fail.*' Following a site meeting with the applicant it is clear that there are several trees within the area that are displaying visual signs of poor health. In the circumstances, given the trees border residential garden land, the request to fell the trees appears reasonable and justified. There would be numerous trees remaining which would benefit from additional growing space and for that reason I do not consider replanting to be appropriate.

4.3.3 There would appear not to be any immediate threat to the remaining 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 trees would not harm the amenity value of the group as a whole to a significant degree. As such, the work would not cause such harm to the character and appearance of the Croft Lane Conservation Area as to overcome the justification for the work.

5.0 **Recommendation**

- 5.1 **NO OBJECTION** to the proposed work.

Informative/s:

1. In addition to this approval, and prior to the felling of the trees, you **MUST** make sure you have obtained the written consent of the Letchworth Garden City Heritage Foundation (where applicable).

Signed  Paul Chaston Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 4 March 2025	