

DELEGATED FILE NOTE

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

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

25/02877/TCA

T1: Apple - Reduce by 20% . T2: Mixed -
Reduce back to boundary by 30%. T3:
Elm - Fell to ground level. T4: Ash -
Reduce by 30%

22 Westholm
Letchworth Garden City
Hertfordshire
SG6 4JB

Submitted Plan Nos

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 Westholm, Letchworth Garden City and is within the Letchworth Conservation Area.

4.2 **Proposal**

4.2.1 T1: Apple - Reduce by 20% . T2: Mixed - Reduce back to boundary by 30%. T3: Elm - Fell to ground level. T4: Ash - Reduce by 30%.

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 trees are identified on the submitted location plan and are located in the rear garden.

4.3.3 The trees are not visible from the public realm, so they hold little amenity value. The works to fell T3 are justified as it is dead. The remaining works are remedial and are not considered to cause unacceptable harm to the character and appearance of the Conservation Area.

4.3.4 Due to the above reasons, I do not consider there a need to issue 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  Melissa Tyler	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 10 December 2025	