

DELEGATED FILE NOTE

CASE OFFICER: ...Francis Mabbett.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01863/TCA	Conifer - Fell. Magnolia - Reduce by 1.5m	Waters Edge Pondside Graveley Hitchin Hertfordshire SG4 7LG

Submitted Plan Nos

2.0 **Site History**

04/01556/1TCA - Pruning of cross branches and removal of dead wood from 1 Magnolia tree - No objection

11/01021/1TCA - Crown reduce by 30% (focusing on a small number of cuts to remove material) and prune by 30% to larger sections to clear by 0.5m around phone wire to one Magnolia tree - No objection

14/01484/1TCA - Reduce one Magnolia tree overall by 20% - No objection

20/01944/TCA - Magnolia - Reduce crown by approx 30%.- No objection

3.0 **Representations**

None received.

4.0 **Planning Considerations**

4.1 **Site**

Conifer (applicant's plan) is located adjacent to west boundary of the pond on the eastern edge of the front garden, while the Magnolia (contrary to applicant's plan, but in accord with submitted photos) is located on the north boundary adjacent to the property building. The trees are visible to the public realm. The site is within the Graveley Conservation Area.

4.2 **Proposal**

Conifer - Fell. Magnolia - Reduce by 1.5m

4.3 **Key Issues**

The key issue for consideration is the impact that the proposed works would have on the character, appearance and amenity of the Conservation Area.

4.3.1 The trees are visible to the public realm.

4.3.2 The conifer was identified as a Lawson's Cypress and is showing signs of chlorotic and necrotic sprays. The crown is abnormally thin and the tree is generally in poor condition. The tree is in a prominent location, but is likely to continue to decline with recovery doubtful. Its amenity value is greatly reduced in its current state and retention is therefore not practical.

4.3.3 The Magnolia has been pruned previously and presents strong healthy regrowth that is in contact with the adjacent building and neighbouring property. A reduction by 1.5m will bring the tree close to previous reduction points and should not breach reaction zones created by the tree when last pruned. The works will have a short-term negative effect on the tree, but

are unlikely to be detrimental to its health. Pruning later in the year risks removal of flower buds produced for the following season.

4.4 Conclusion

- 4.4.1 The proposed works would not result in any adverse impact upon the character, appearance and amenity of the Graveley Conservation Area.

4.5 Alternative Options

- 4.5.1 None applicable

4.6 Pre-Commencement Conditions

- 4.6.1 None applicable

5.0 Recommendation

- 5.1 No objection.

Signed  Melissa Tyler	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 19 August 2026	