DELEGATED FILE NOTE

CASE OFFICER: …Melissa Tyler……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00935/TCA	T1, T2, T3 (species unknown) - Remove.	35 London Road Royston Hertfordshire SG8 9EJ

Submitted Plan Nos

1.0 Policies

2.0 **Site History**

2.1 Various applications to works to trees.

3.0 **Representations**

3.1 No consultations were made.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The trees are located in the rear garden of 35 London Road along the side boundary which runs alongside a public footpath. The residential property is in the Royston Conservation Area.

4.2 **Proposal**

4.2.1 Consent is sought for the removal of three trees because they are growing into the flint wall that borders the public footpath and causing structural damage to the wall.

4.3 **Key Issues**

4.3.1 The key issues in the determination of the application are the impact of the proposed removal of the trees have on the amenity value of the trees and as such the character and appearance of the Conservation Area.

4.3.2 The trees are causing significant damage to the flint wall and it is my opinion that these trees are not worthy of protection by a TPO, as such I would raise no objections to the removal of the trees..

4.4 **Conclusion**

4.4.1 No objection raised.

5.0 **Recommendation**

5.1 That consent be **GRANTED**

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 23 April 2018	