

DELEGATED FILE NOTE

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

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

25/01656/TCA

Beech - Crown raise maintenance up to
5/6m in height to provide clearance.

84 Nightingale Road
Hitchin
Hertfordshire
SG5 1RL

Submitted Plan Nos

Tree report

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 23/02161/TCA - 2x Ash - Cut back at least 1m from the building. lift low hanging branches over the parking spaces to 3m from ground level.

No Objection

3.0 **Representations**

3.1 N/a

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is located on Nightingale Road, Hitchin and is within the Hitchin Railway & Ransom's Rec. Ground Conservation Area.

4.2 **Proposal**

4.2.1 Beech - Crown raise maintenance up to 5/6m in height to provide clearance.

4.3 **Key Issues**

4.3.1 The key issues in determining this application are: the amenity value of the tree; 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 tree is identified on the submitted location plan and is located in the rear garden.

4.3.3 The tree is visible from the streetscene, so holds amenity value. The 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 Hitchin Railway & Ransom's Rec. Ground Conservation Area as to overcome the justification for the work.

5.0 **Recommendation**

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

Signed <i>Paul Chaston</i> Paul Chaston Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 7 July 2025	