

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02633/TCA	T1: Silver Birch - Reduce in height by approx 3m to viable growth points and bring the sides into shape. T2: Field Maple - Reduce in height by approx 2-3m to viable growth points and bring the sides into shape. T3 : Magnolia - Reduce overlong branches to match the average outline of the canopy. Remove excessive weight	58 Fishponds Road Hitchin Hertfordshire SG5 1NS

Submitted Plan Nos

Location plan Photos

1.0 Policies

2.0 Site History

2.1 None relevant.

3.0 Representations

3.1 n/a

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The site is located on the north side of Fishponds Road in Hitchin. No 58 has a generous garden with a number of trees, partially visible from Bearton Avenue which runs at right angles to Fishponds Road.

4.1.2 The site is within a Conservation Area.

4.2 Proposal

4.2.1 Consent is sought for the following works:

- 1.0 T1: Silver Birch - Reduce in height by approx 3m to viable growth points and bring the sides into shape.
- 2.0 T2: Field Maple - Reduce in height by approx 2-3m to viable growth points and bring the sides into shape.
- 3.0 T3 : Magnolia - Reduce overlong branches to match the average outline of the canopy.
Remove excessive weight

4.3 Key Issues

- 4.3.1 The key issues in determining this application are:

- 1.0 the amenity value of the tree;
- 2.0 the impact of the proposed work on the character and appearance of the Conservation Area;
- 3.0 any justification for the proposed work; and
- 4.0 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 subject to this application are reasonably substantial in size and can be partially seen from Bearton Avenue. They contribute to the open and green appearance of the rear gardens in this area and make a positive contribution to the Conservation Area.

- 4.3.3 The proposed works to the trees are modest in scale and would not result in the loss of the trees. The works would not significantly impact the positive contribution the trees make to the Conservation Area. There does not appear to be any immediate threat to the trees and therefore there is no evidence to suggest further protection is needed via a Tree Preservation Order.

4.4 Conclusion

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

4.5 Alternative Options

- 4.5.1 None applicable

5.0 Recommendation

- 5.1 No objection.

Signed <i>Alex Howard</i> Alex Howard Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 10 December 2024	