

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01264/TCA	Goat Willow - Pollard	11 Storehouse Lane Hitchin Hertfordshire SG4 9AB

Submitted Plan Nos

Location plan

1.0 Policies

2.0 Site History

2.1 None.

3.0 Representations

3.1 N/A.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The site is a two storey semi-detached dwelling on the west side of Storehouse Lane, Hitchin.
The site is located within the Hitchin Conservation Area.

4.2 Proposal

4.2.1 T1: Goat Willow - Pollard

4.3 Key Issues

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

1.0 The tree is located in the rear garden and is not visible from the public realm.

2.0 The proposed works are remedial and would not harm the significance or the health of the tree. The proposed scale of the works would be appropriate in maintaining the tree.

4.4 **Conclusion**

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

4.5 **Alternative Options**

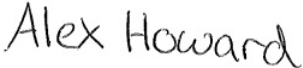
4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

4.6.1 None applicable.

5.0 **Recommendation**

5.1 No objection.

Signed  Alex Howard Determining Officer Date: 12 June 2025	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF

