

DELEGATED FILE NOTE

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

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

24/02349/TCA

T1 & T2 Conifer - Reduction of approx 6-7ft.

172 Wilbury Road

Letchworth Garden City

Hertfordshire

SG6 4JA

Submitted Plan Nos

Location plan Photos

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 No relevant site history

3.0 **Representations**

3.1 None

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is located on Wilbury Road and is within the Letchworth Conservation Area.

4.2 **Proposal**

4.2.1 T1 & T2 Conifer - Reduction of approx 6-7ft.

4.3 **Key Issues**

4.3.1 The key issues in determining this application are: the amenity value of the trees; 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 trees are identified on the submitted location plan and are located in the rear garden on a shared boundary line.

4.3.3 The trees are mature and appear visually healthy and the applicant has not submitted any arboricultural report to dispute this.

4.3.4 When viewing the site from the street scene the trees are moderately visible; therefore, they contribute towards the character and appearance of the Letchworth Conservation Area; however, the public amenity value is low.

4.3.5 The branches are spread to widely and are affecting an outbuilding and other plant life.

4.3.6 Due to the above reasons, I do not consider the trees to be of high enough public amenity value to warrant 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 Letchworth Conservation Area as to overcome the justification for the work.

5.0 **Recommendation**

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

Signed  Naomi Reynard	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 22 November 2024	