

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02415/TCA	T1: Oak - Crown thin by 30% and reduce away from flats by 2m and reduce away from no 3 by 2m.	3 Mews Court Rear Of 22 Bancroft Hitchin Hertfordshire SG5 1JW

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 located to the rear of Bancroft in a small Mews Court. The oak tree is located in the Mews Court parking and circulation area, close to several buildings.

4.1.2 The site is within a Conservation Area.

4.2 Proposal

4.2.1 Trees (Conservation Area) T1: Oak - Crown thin by 30% and reduce away from flats by 2m and reduce away from no 3 by 2m.

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 oak tree is a mature tree and makes a positive contribution to the immediate area of Mews Court and the Conservation Area. The tree is clearly visible within Mews Court but is not particularly visible from Bancroft or the wider Conservation Area.
- 4.3.3 The proposed works to thin the crown and reduce the branches away from the adjacent buildings are modest in scale and would not result in the loss of the tree. The works would not significantly impact the positive contribution the tree makes to the Conservation Area. There does not appear to be any immediate threat to the tree 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  Naomi Reynard Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
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Date: 22 November 2024	
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