

DELEGATED FILE NOTE

CASE OFFICER: ...Francis Mabbett.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/03121/TCA	T1: Sycamore - Fell to ground level.	Sollershott Lodge Sollershott East Letchworth Garden City Hertfordshire SG6 3GY

Submitted Plan Nos

1.0 Policies

2.0 **Site History**

None relevant.

3.0 **Representations**

None

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

T1 Sycamore (applicant's plan) is located to the north end of the car park at the site. The site is within the Letchworth Conservation Area. The tree is clearly visible from the public realm.

4.2 **Proposal**

T1. Sycamore - Fell to ground level.

4.3 **Key Issues**

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

4.3.1 The tree is clearly visible to the public realm and contributes amenity to the surrounding area.

4.3.2 T1 Sycamore shows evidence of being topped at approx. 2.5-3m some time ago, with regrowth estimated to be in excess of 20 years. There is a large wound present on the south side of the tree, with signs of internal decay and if regrowth above this point is allowed to continue to increase in size it has the potential to become hazardous.

4.3.3 The tree is considered to be in fair physiological condition, but poor structural condition and for this reason does not meet the requirements for protection under a Tree Preservation Order.

4.4 **Conclusion**

4.4.1 The proposed works will see the loss of some amenity, but are unlikely to significantly impact the character and appearance of the Letchworth 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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 17 December 2025	