

DELEGATED FILE NOTE

CASE OFFICER: ...Kayleigh Abery.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/02107/TCA	2x Sycamore - Remove.	Spring Cottage Ashwell Road Newnham Baldock Hertfordshire SG7 5JX

Submitted Plan Nos

1.0 Policies

2.0 Relevant 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 detached dwelling located along Ashwell Road and is within the Newnham Conservation Area. The site is included in rural area beyond the greenbelt with a reasonably high quantity of trees in the local vicinity. Both sycamore trees are located in the front garden and are in the public realm.

4.2 **Proposal**

4.2.1 Permission is sought to undertake the following works:

2x Sycamore - Remove.

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.

4.3.3 The proposal seeks to remove the sycamore trees. The twin stem Sycamore is smaller and not particularly significant, and the remaining sycamore does not appear to be in full health. Their removal would not result in adverse harm to the character and appearance of the Conservation Area.

4.3.4 There is a threat to the trees due to their felling, however, I do not consider a Tree Preservation Order to be appropriate or in the public interest. Both trees in question do not meet the criteria.

4.4 **Conclusion**

4.4.1 The proposed works would result in the loss of the trees. I consider that the works would not result in any unacceptable harm to the amenity, nor to the character and appearance of the Newnham Conservation Area that would outweigh the justification for the works.

5.0 **Recommendation**

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

Signed  Saffron Loasby	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
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Determining Officer	
Date: 17 September 2026	