

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01403/TCA	G1 2x Conifer - Crown lift 4m from ground level. T1 Lime - Crown lift 4m from ground level. T2 Acacia - Remove deadwood throughout crown. T3 Magnolia - Reduce branch over driveway and cut back from building. T4 Wellingtonia - Remove deadwood throughout crown.	25 The Avenue Hitchin Hertfordshire SG4 9RL

Submitted Plan Nos

Location plan

1.0 Policies

2.0 Site History

2.1 Extensive history relating to tree works.

3.0 Representations

3.1 None.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The application site comprises a detached residential dwelling off The Avenue, Hitchin.

4.2 Proposal

4.2.1 Consent is sought for:

- 1.0 G1 2x Conifer - Crown lift 4m from ground level.
- 2.0 T1 Lime - Crown lift 4m from ground level.
- 3.0 T2 Acacia - Remove deadwood throughout crown.

4.0 T3 Magnolia - Reduce branch over driveway and cut back from building.

5.0 T4 Wellingtonia - Remove deadwood throughout crown.

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 trees are located in the front driveway and side garden of the dwelling. Given their location, the trees T2 and T3 are not significantly visible from the public realm. The trees to the front of the dwelling are visible within the street scene. The works are proposed to maintain the trees and reduce their crowns or remove deadwood. It is considered that the remedial nature of the works does not result in any unacceptable harm to the trees or the surrounding conservation area.

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  Ben Glover Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
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Date: 19 July 2024	
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