

DELEGATED FILE NOTE

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

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

26/00684/TCA

Sycamore (species amended) - Reduce
by approx 75%

181 Jackmans Place
Letchworth Garden City
Hertfordshire
SG6 1RG

Submitted Plan Nos

1.0 Policies

2.0 **Site History**

None relevant

3.0 **Representations**

None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

Sycamore (amended) (applicant's plan) subject of this application is located in the rear garden on South boundary corner of the site. The tree is partly visible to the public realm. The site is within the Letchworth Conservation Area.

4.2 **Proposal**

Sycamore (amended) - Reduce by approx 75%

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 partly visible to the public realm.

4.3.2 T1 was identified as a semi-mature Sycamore and the species was amended accordingly. The tree is one of several most likely self-set trees in the location and is close to the boundary where it overhangs the neighbouring garden and garage. The tree is set back from public view and obscured in the main by surrounding properties. It's amenity contribution to the surroundings is considered moderate and although a reduction by 75% will have a significant negative impact on the health of the tree, it is unlikely to have a major effect on the aesthetics of the local area. The tree is not an exceptional example of its species and with limited public visibility the tree does not meet the criteria to merit protection with a Tree Preservation Order (TPO).

Conclusion

4.4.1 The proposed works would not result in any unacceptable adverse impact upon the character, appearance and amenity 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  Ben Glover	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 24 April 2026	