NORTH HERTFORDSHIRE DISTRICT COUNCIL
Correspondence address:
North Hertfordshire District Council, PO BOX 480, Sale, M33 0DE
Telephone: (01462) 474000
Text Phone: (01462) 474800.
DX 745063, Sale 8

Date: 25 June 2018

Our Ref: 18/00423/DOC

Mr Christopher Cox
Robert Lombardelli Partnership
St Luke's House
5 Walsworth Road
Hitchin
SG4 9SP

Contact: Kate Poyser
Direct Line: 01462 474244
Email: kate.poyser@north-herts.gov.uk

Dear Mr Christopher Cox

Discharge of Conditions : Condition 6 - Tree Protection (as Discharge of Condition of Planning permission 13/01992/1 granted 25/02/2014)
The Node Conference And Training Centre, Hitchin Road, Codicote, Hitchin, Hertfordshire, SG4 8TL,

Please quote the following reference: 18/00423/DOC on all correspondence.

I refer to your application received on 14 February 2018 which seeks approval to a schedule of works to trees at The Node, in relation to the above development pursuant to Condition 6 of the planning permission reference number 13/01992/1, Condition 4 of 14/01519/1, and Condition 6 of 17/02025/1. These conditions all require the following:

"None of the trees to be retained on the application site shall be felled, lopped, topped, uprooted, removed or otherwise destroyed or killed without the prior written agreement of the Local Planning Authority.

Reason: To safeguard and enhance the appearance of the completed development and the visual amenity of the locality."

I can confirm that there are no objections to the proposed works to trees shown on submitted drawing No.TL 01 (south) and this may be carried out under Condition 6 of planning permission reference No. 13/01992/1.

With regard to the proposed work to trees on drawing No. TL 01 (north), there are no objections to the work up to tree number 70. This can also be carried out under planning reference No. 13/01992/1.

Trees numbered 71 to 114 lie within the application site of planning permission reference No. 17/02025/1. Permission was also granted subject to Condition 4 which requires a Landscape Management Plan to be submitted for approval. To allow the proposed work prior to a Landscape Management Plan being approved would be contrary to the spirit and requirements of Conditions 4. I am, therefore, unable to approve such work at this time.

Your application also makes reference to planning permission 14/01519/1, which is for the construction of the Round House, which I understood was no longer being proceeded with. However, construction on this house could continue if permission 17/02025/1 is not implemented. The proposed work to the trees could be approved under this planning permission, but only if this is the scheme that will continue.

It, therefore, depends on which application will be proceeded with as to whether the tree work to trees 71 to 114 can be approved at this stage.

If in doubt as to which scheme will proceed, I would suggest waiting until you have made this decision before considering work to trees in this particular part of The Node Park.

I would remind you that the requirements of the afore-mentioned Condition 6 of 13/01992/1 will not be fully complied with until the development has been completed in accordance with the details hereby approved. Should you require the Local Planning Authority's agreement in this respect then you will need to apply in writing following the completion of the development.

Yours sincerely



Simon Ellis
Development & Conservation Manager