

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02020/TCA	Sycamore, Maple - Fell	182 Rushby Place Letchworth Garden City Hertfordshire SG6 1SH

Submitted Plan Nos

Location plan

1.0 Policies

1.0 **Planning Practice Guidance**

1.1 Tree Preservation Orders and Trees in Conservation Areas 2014

1.2 Hertfordshire County Council Tree and Woodland Strategy 2022–2030

1.3 North Hertfordshire Council Tree Strategy 2017

2.0 **Relevant Site History**

2.1 18/02487/TCA - T1 Hornbeam - Fell to fence height. T2 Hornbeam - Fell. T3 Acer - Crown reduce by 50%. T4 Acer - Crown reduce by 50%.

No Objection

3.0 **Representations**

3.1 LGCHF – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is located on Rushby Place, LGC and is within the Letchworth Conservation Area.

4.2 **Proposal**

4.2.1 Fell 1no Sycamore and 1no Maple tree.

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 and are located in the rear garden along the eastern boundary.

4.3.3 Both trees are mature and appear visually healthy and the applicant has not submitted any arboricultural report to dispute this.

4.3.4 When viewing the site from the street scene both trees are not highly visible and therefore contribute some towards the character and appearance of the Letchworth Conservation Area, however, their public amenity level is considered low.

4.3.5 Due to the above reasons, I do not consider either tree to be of high enough public amenity value to warrant a Tree Preservation Order.

4.4 **Conclusion**

4.4.1 The proposed work to fell the two trees would not cause such harm to the character and appearance of the Letchworth Conservation Area as to overcome the justification for the work.

5.0 **Recommendation**

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

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 24 September 2024	