

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01074/TCA	T1: Tulip - Reduce the height by 3m and shape and balance the crown, cutting to viable growth. T2: Copper Beech - Lift the lower canopy all around to give 2m clearance of the floor.	Pryor House The Green Preston Hitchin Hertfordshire SG4 7UD

Submitted Plan Nos

2.0 **Site History**

93/01182/1TCA - Removal of Ash tree.- No objection

04/01661/1TCA - Felling of 1 conifer and crown reduction of Eucalyptus by approx 25%. - No objection

05/00080/1TCA -Removal of overhanging branches of 1 Eucalyptus tree over swimming pool - No objection

09/00679/1TCA - Reduction of Tulip tree (T1), Beech tree (T2) by 20% and Eucalyptus (T3) to be felled. Reduce overhang by 2 meters of row of mixed field Maple and Ash (T4) trees. - No objection

14/03314/1TCA - Fell 1 Conifer Tree (T1) - No objection

15/00926/1TCA - Reduce crown by 30% and shape 1 Ash - No objection

19/01936/TCA - T1 Ash - Fell to ground level - No objection

19/02549/TCA - T2 Ash, T3 Elm , TG1 Ash - Fell- No objection

3.0 **Representations**

None received.

4.0 **Planning Considerations**

4.1 **Site**

T1 Tulip tree and T2 Beech (applicant's plan) are located in the rear garden to SE of the property. The trees are not highly visible to the public realm or neighbouring properties. The site is within the Preston Conservation Area.

4.2 **Proposal**

T1: Tulip - Reduce the height by 3m and shape and balance the crown, cutting to viable growth. T2: Copper Beech - Lift the lower canopy all around to give 2m clearance of the floor.

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 trees are not highly visible to the public realm.

- 4.3.2 T1 Tulip tree is a small tree that has multiple stems from approx. 1.2m above ground level. A reduction by 3m is unlikely to be highly noticeable beyond the curtilage of the site and so the impact to the amenity of the area will be minimal. T2 Copper Beech is a mature tree with a low hanging crown. A 2m lift will allow for reasonable access beneath the tree and will be of minimal impact, therefore posing little harm to the health of the tree.

4.4 **Conclusion**

- 4.4.1 The proposed works would not result in any unacceptable adverse impact upon the character, appearance and amenity of the Preston 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  Naomi Reynard	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 15 May 2026	