

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01068/TCA	T1: Norway Maple - Pollard approx 6m in height.	2 West Lane Pirton Hitchin Hertfordshire SG5 3RA

Submitted Plan Nos

1.0 Policies

2.0 **Site History**

None relevant.

3.0 **Representations**

None received.

4.0 **Planning Considerations**

4.1 **Site**

T1 Norway Maple (applicant's plan) is a prominent tree located at the front (South) centre of the property abutting West Lane. The tree is highly visible to the public realm and neighbouring properties. The site is within the Pirton Conservation Area.

4.2 **Proposal**

T1: Norway Maple - Pollard approx 6m in height.

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 highly visible to the public realm.

4.3.2 T1 Norway Maple is a Crimson Cultivar and the submitted supporting report has implemented it in causing indirect damage to the property, stating it is " *the probable sole cause..... of damage to the structure.*" No structural engineers report has been supplied with the application with evidence of crack or level monitoring to confirm vegetation is involved. Regular pruning although not a cure can help prevent indirect damage and as the tree has been heavily pruned before, a pollard back to the previous pollard points at approx. 6m should not breach existing barriers against microbial ingress created by the tree when last pruned and should not be detrimental to the health of the tree. The works will have a negative impact on the amenity of the tree, but pollarding regularly will reduce the area of resulting dysfunctional wood and increase the trees retention span. The tree should respond quickly and amenity restored in the short-term.

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 Pirton 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	