

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01159/TCA	Total removal of T1: Conifer and T2: Leylandii	2 Crab Tree Lane Pirton Hitchin Hertfordshire SG5 3QE

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 23/01479/TCA - Removal of Magnolia tree. **No Objection**
- 2.2 21/02276/TCA - Conifer – Remove **No Objection**
- 2.3 11/02164/1TPO - Fell 1 Willow tree (T1) **Conditional Consent**

3.0 **Representations**

- 3.1 **Natural, Historic And Built Environment** – No comment.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site is located on Crab Tree Lane, Pirton and is within the Pirton Conservation Area.

4.2 **Proposal**

- 4.2.1 Total removal of T1: Conifer and T2: Leylandii

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.
- 4.3.3 The trees are visible from the streetscene, so hold some amenity value. T1 has a pronounced lean towards the road, the root system is above ground and is showing some rot and structural damage and T2 is in poor condition and shows signs of stress due to age and the root system is damaging the pavement and boundary wall and causing slight cracking of the garage wall. Neither tree would be considered a worthy

enough specimen for a TPO. The proposed works are not considered to cause unacceptable harm to the character and appearance of the Conservation Area.

- 4.3.4 Due to the above reasons, I do not consider there a need to issue a Tree Preservation Order.

4.4 **Conclusion**

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

5.0 **Recommendation**

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

Signed <i>Andrew Hunter</i> Andrew Hunter	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 6 June 2025	