

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00550/TCA	T1 : Apple tree - Removal. T2 : Conifer tree - Removal	Holly Court 6 High Street Pirton Hitchin Hertfordshire SG5 3PS

Submitted Plan Nos
location / sketch plan

1.0 **Policies**

2.0 **Site History**

None relevant.

3.0 **Representations**

None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

1x Conifer tree (applicant's plan) subject of this application is located on the NW corner boundary of the property while the Apple (applicant's plan) is located to the East of the site. The trees are not highly visible to the public realm and surrounding properties. The site is within the Pirton Conservation Area.

4.2 **Proposal**

T1 : Apple tree - Removal. T2 : Conifer tree – Removal

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 Apple tree has been topped at approx. 2m with a similar length of regrowth present, while the conifer identified as a Cypress is small and hidden away to the rear of the property. Both trees have only moderate amenity and their contribution to the character of the conservation area is negligible.

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  Melissa Tyler Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
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Date: 23 March 2026	
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