

DELEGATED FILE NOTE

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

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

26/00586/TCA

Pine - Remove

23 Trevor Road

Hitchin

Hertfordshire

SG4 9TA

Submitted Plan Nos

1.0 Policies

2.0 **Site History**

22/00257/TCA Pine - Crown reduction by 30% and thin. All deadwood to be removed.

3.0 **Representations**

None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

Pine (applicant's plan) subject of this application is located in the rear garden to SW of the site. The tree is visible to the public realm only with difficulty. The site is within the Hitchin Conservation Area.

4.2 **Proposal**

Pine – Remove

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 visible to the public realm only with difficulty.

4.3.2 The Pine is a semi-mature tree located in a small garden close to boundary fence. The tree has reasonable form that is affected by a secondary branch extending beyond the natural drip line. The tree is likely to increase considerably in size overtime and like most conifers management to maintain size while preserving form and amenity is difficult as they do not shoot from old wood. Therefore the tree, if not already, will soon outgrow its context and it is not suitable for long-term retention.

Conclusion

4.4.1 The proposed works would not result in any unacceptable adverse impact upon the character, appearance and amenity of the Hitchin 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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 23 March 2026	