

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00609/TCA	T1: Maple - Fell to ground level	Crofts House 1 St Marys Close Pirton Hitchin Hertfordshire SG5 3RG

Submitted Plan Nos

1.0 Policies

2.0 Site History

None relevant.

3.0 Representations

None received.

4.0 Planning Considerations

4.1 Site and Surroundings

T1 Maple (applicant's plan) subject of this application is located on the North boundary of the property. The tree is visible to the public realm. The site is within the Pirton Conservation Area.

4.2 Proposal

T1: Maple - Fell to ground level

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.

4.3.2 The Maple is a small insignificant tree with poor form. It has undergone unsympathetic pruning in the past being reduced at 2m above ground level and again more recently at 5m, with no record of application for this work. The applicant advises the tree is dead, however buds have formed and this could not be confirmed being the dormant season and the tree was not accessible for closer inspection. The tree's lack of amenity value and lack of good form means it is not suitable for retention in any case and it's removal will have minimal impact on the surrounding area.

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