

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01981/TCA	T1: Copper Beech - Fell close to ground level	8 Chiltern Road Hitchin Hertfordshire SG4 9PL

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 | 20/00982/TCA - T2 Horse Chesnut - Reduce by 20/30%. T3 Norway Maple - Reduce by 20% | No Objection |
| 2.2 | 17/02609/1TCA - T1 Purple Beech - Reduce /remove selective low limbs | No Objection |
| 2.3 | 02/00246/1TCA - Removal of Yew tree | No Objection |

3.0 Representations

- 3.1 None

4.0 Planning Considerations

- 4.1 **Site and Surroundings**

4.1.1 The application site is located on 8 Chiltern Road, Hitchin and is within the Hitchin Conservation Area.

4.2 **Proposal**

4.2.1 T1: Copper Beech - Fell close to ground level

4.3 **Key Issues**

4.3.1 The key issues in determining this application are: the amenity value of the tree; 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 tree is identified on the submitted location plan and is located in the rear garden.

4.3.3 As the tree is located in the rear garden, it holds little amenity value. T1 is showing signs of fungus growth and would not be considered a worthy enough specimen to warrant a TPO.

4.3.4 Due to the above reasons, I do not consider the trees to be of high enough public amenity value to warrant 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 Hitchin Conservation Area as to overcome the justification for the work.

5.0 **Recommendation**

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

Signed	
--------	--

S. Kasparian Sarah Kasparian Determining Officer Date: 13 August 2025	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF