

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00669/TCA	T1 and T2: Cotoneaster and Japanese Spindle - Up to 30% crown reduction (2m) with the branches overhanging the patio trimmed back. T3: Paper Birch - Crown reduction of the top 1m and removal of lower limb. T4: Bay - Shaped and tidy with the top long branches reduced in height (1m) T5: Cherry Laurel - Light crown reduction (1m) to shape and keep the height manageable.	61 Bedford Road Hitchin Hertfordshire SG5 2TU

Submitted Plan Nos

Sketch location plan Photos

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 None.

3.0 **Representations**

3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site lies on the west side of Bedford Road within the Butts Close, Hitchin Conservation Area. All five trees are positioned within the rear garden of the property.

4.2 **Proposal**

4.2.1 Permission is sought to undertake the following works:

T1 and T2: Cotoneaster and Japanese Spindle - Up to 30% crown reduction (2m) with the branches overhanging the patio trimmed back.

T3: Paper Birch - Crown reduction of the top 1m and removal of lower limb.

T4: Bay - Shaped and tidy with the top long branches reduced in height (1m).

T5: Cherry Laurel - Light crown reduction (1m) to shape and keep the height manageable.

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 plan and are located in the rear garden of the property. All of the trees would benefit from a degree of maintenance work to ensure their longer-term management.

4.3.4 I am satisfied that the proposed works appear reasonable and justified and would not harm the amenity value of the trees or the character and appearance of the Butts Close, Hitchin Conservation Area.

4.4 **Conclusion**

4.4.1 The proposed works are acceptable on the basis of the above.

5.0 **Recommendation**

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

Signed  Melissa Tyler	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 17 March 2025	