

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02196/TCA	T1, T2, T3: Beech - Reduce by 30% (2-3m)	Red Lion The Green Preston Hitchin Hertfordshire SG4 7UD

Submitted Plan Nos

Location plan

1.0 Policies

2.0 Site History

2.1 Extensive history relating to tree works.

3.0 Representations

3.1 None.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The application site comprises a Listed Public House off The Green, Preston.

4.2 Proposal

4.2.1 Consent is sought for: T1, T2, T3: Beech - Reduce by 30% (2-3m).

4.3 Key Issues

4.3.1 The key issue for consideration is the impact that the proposed works would have on the character and appearance of the Preston Conservation Area.

1.0 The trees are located in the side boundary of the Public house, adjacent to the boundary shared with The Bungalow, along School Lane. The trees are publicly visible.

2.0 The justification for the works is their scale and proximity to this boundary.

3.0 Given that the works are remedial and would not result in their loss, and given that the proposed scale of works is acceptable in maintaining their health and bringing the tree into a suitable level of amenity, away from neighbouring properties, I consider that the proposed works are acceptable.

4.4 **Conclusion**

The proposed works would not result in any unacceptable adverse impact upon the character and appearance of the Preston 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 <i>S. Kasparian</i> Sarah Kasparian	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 30 September 2025	

