

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02285/TCA	T7: Silver Birch - Remove	Willow Corner Law Hall Lane Bendish Hitchin Hertfordshire SG4 8JH

Submitted Plan Nos

1.0 Policies

2.0 Relevant Site History

- 2.1 25/00500/TCA - T7: Silver Birch - Height reduction from 17m to 10m & spread reduction from 14m to 8m. T6: Cherry - Remove. TG1: Lawson Cypress - Reduce by 3m. T2: Cherry- Remove – No Objection.

3.0 Representations

- 3.1 N/A

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 The application site comprises a detached, dwelling off Law Hall Lane, Bendish. The site is situated within the Bendish Conservation Area.

4.2 Proposal

- 4.2.1 T7: Silver Birch - Remove

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 Bendish Conservation Area.

1.0 The tree is located in the rear garden and has limited visibility from the public realm.

2.0 The application form advises that the works are necessary due to their scale, and proximity to boundary fences, resulting in subsidence. The felling is recommended by a tree surgeon.

3.0 Due to this reasoning, and the location to the rear of the property, I do not consider that it is of merit to serve a Tree Preservation Order.

4.0 No objection.

4.4 **Conclusion**

The proposed works would not result in any unacceptable adverse impact upon the character and appearance of the Bendish 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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
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Date: 30 September 2025	
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