

DELEGATED FILE NOTE

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

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

25/02019/TCA

Walnut - Reduce back from structure by
2 metres.

38 Lytton Avenue
Letchworth Garden City
Hertfordshire
SG6 3HT

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 Full history on case file.

3.0 **Representations**

3.1 LGCHF – None Received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site lies on the east side of Lytton Avenue and is within the Letchworth Conservation Area.

4.2 **Proposal**

4.2.1 Permission is sought to undertake the following works:

Walnut - Reduce back from structure by 2m.

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 plan and is located in the rear garden of the property within close proximity to the dwelling.

4.3.3 The proposed works appear reasonable and justified to ensure the longer-term management of the tree.

4.3.4 There would appear not to be any immediate threat to the tree and therefore there is no evidence to suggest further protection is needed by way of a Tree Preservation Order.

4.4 **Conclusion**

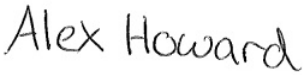
4.4.1 The proposed works would be remedial and would not result in the loss of the tree. It is therefore considered that the proposed works would not result in any unacceptable harm to the amenity value of the tree or to the character and appearance of the Letchworth Conservation Area.

5.0 **Recommendation**

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

Informative/s:

- 1. The pruning of Walnut trees should only be carried out during the summer months (June to September, inclusive) and at no other time. This is ensure minimal impact on the health of the tree as pruning whilst the sap is rising or during dormancy causes the cut surfaces to bleed profusely which prevents healing of the wounds created, leading to decay.

Signed  Alex Howard Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 9 September 2025	