

DELEGATED FILE NOTE

CASE OFFICER: ...Francis Mabbett.....

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

26/00619/TCA

T1: Ash - Fell

Four Oaks

Maiden Street

Weston

Hitchin

Hertfordshire

SG4 7AA

Submitted Plan Nos

2.0 **Site History**

Various tree works applications at the site.

3.0 **Representations**

None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

T1 Ash (applicant's plan) subject of this application are located in the front garden on the South boundary of the site. The tree is visible to the public realm. The site is within the Weston Conservation Area.

4.2 **Proposal**

T1: Ash - Fell

4.3 **Key Issues**

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

4.3.1 The tree is visible to the public realm.

4.3.2 T1 Ash is a large spreading multi-stemmed tree set back from Maiden Street with limited visibility mainly from the North end of the road. The central stems are showing die back in the top of the crown with rest of the tree showing fair regrowth from a previous reduction. The tree does contribute some amenity to the area but its condition, limited visibility and indifferent form due to being multi-stemmed means it does not meet the requirements for protection by a TPO and is not suitable for long-term retention.

Conclusion

4.4.1 The proposed works would not result in any unacceptable adverse impact upon the character, appearance and amenity of the Weston Conservation Area.

4.5 **Alternative Options**

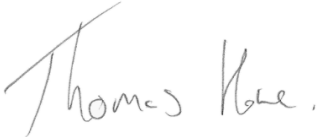
4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

4.6.1 None applicable

5.0 **Recommendation**

5.1 No objection.

Signed  Thomas Howe	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 1 April 2026	