

DELEGATED FILE NOTE

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

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

24/02662/TCA

T1-T7: Lime - Re-pollard back to previous pruning points. Remove approx 2-3m all round. T8: Pine - Reduce crown re alleviate weight, removing 1.2m all round.

5 - 6 High Street
Hitchin
Hertfordshire
SG5 1BH

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 The most recent case being:

21/02751/TCA - T1 Scott pine - Fell. G1 group of 6 lime - Re pollard to previous points.
No objection.

3.0 **Representations**

3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site where the tree works are proposed lies to the rear of nos. 3-4 and 5-6 High Street and more specifically to the north side of West Alley, a public footpath (HCC Ref: 5U1302/10) which links the A505 Paynes Park to the west with the High Street and is within the Hitchin Conservation Area.

4.2 **Proposal**

4.2.1 Permission is sought to undertake the following works:

T1-T7: Lime - Re-pollard back to previous pruning points. Remove approx 2-3m all round.

T8: Pine - Reduce crown re alleviate weight, removing 1.2m all round.

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 location plan.

4.3.3 The Lime trees form a row of trees immediately along the north side of West Alley to the rear of a 2.5-3m high brick boundary wall. All of the trees have undergone some pollarding works at regular intervals in the past, the most recent application being 21/02751/TCA as referenced above. The trees are mature and appear visually healthy. Given their proximity to West Alley and neighbouring properties the works appear reasonable and justified. The Pine tree is also a mature tree with a heavy lean

towards and over West Alley. Given the proximity of the tree to the public footpath the works appear reasonable and justified. I am satisfied that the works would not result in harm to the amenity value of the trees or result in any significant harm to the character and appearance of the Hitchin Conservation Area.

- 4.3.4 At the time of my site visit, works were underway in part of the car park to the rear of 5-6 High Street however there did not appear to be any threat to the trees 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 to the trees would not harm their amenity value to a significant degree. As such, the work would not cause such harm to the character and appearance of the Hitchin Conservation Area as to overcome the justification for the work.

5.0 **Recommendation**

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

Signed  Tom Rea	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 11 December 2024	