

DELEGATED FILE NOTE

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

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

25/00944/TCA

T1: Sycamore - Fell. T2: Ash - Reduce by
2m. T3: Hawthorn - Fell.

Macfadyen Webb House
Norton Way North
Letchworth Garden City
Hertfordshire
SG6 1BU

Submitted Plan Nos

Sketch 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 None.

3.0 **Representations**

3.1 **LGCHF** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site where the tree works are proposed is to the rear of Macfadyen Webb House, a residential block of flats located on the west side of Norton Way North, part of which backs onto Norton Common. The site is within the Letchworth Conservation Area.

4.2 **Proposal**

4.2.1 Permission is sought to undertake the following works:

T1: Sycamore - Fell.

T2: Ash - Reduce by 2m.

T3: Hawthorn - Fell.

Although not included within the description of the proposed works on the application form, the submitted sketch plan indicates some dead wood removal to an Oak tree which would not require consent but for clarification I have made reference to this.

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 plan.

4.3.3 All of the trees are within a small area of a wider group of trees which border the east side of Norton Common. The area of trees contains a variety of species, many of which appear visually to be in poor condition and those proposed for felling would not warrant further protection by way of a TPO. The works proposed appear reasonable and justified and I am satisfied that there would be no significant harm caused to the character and appearance of the Letchworth Conservation Area.

4.4 **Conclusion**

4.4.1 The proposed works to the both the Ash and Oak trees would be remedial and would not harm their amenity value to a significant extent neither would the loss of the Hawthorn and Sycamore trees impact on the wider site to any significant extent. As

such, the work would not cause such harm to the character and appearance of the Letchworth Conservation Area as to overcome the justification for the work.

5.0 **Recommendation**

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

Informative/s:

1. In an effort to combat climate change and to maintain the tree coverage to the east side of Norton Common, North Hertfordshire Council advises that two native trees be planted within the wider group of trees to the rear of MacFayden Webb House following removal of the Hawthorn and Sycamore trees. Please make sure you are familiar with the planting season which runs from 1st November until 31st March, this will give the trees the best chance of survival.

Signed  Tom Rea Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 1 May 2025	