DELEGATED FILE NOTE

CASE OFFICER: …Ben Glover……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00854/TPO	Mature Beech - Crown reduce 20% and crown raise 3.5m.	2 The Finches Hitchin Hertfordshire SG4 9PB

Submitted Plan Nos

1.0 Policies

1.1 **Planning Practice Guidance**

Tree Preservation Orders and trees in conservation areas

2.0 **Site History**

2.1 None relevant.

3.0 **Representations**

3.1 No consultation undertaken.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The property making the application is no.10 Chiltern Road. The tree in question is located at no.2 The Finches

4.2 **Proposal**

4.2.1 T1: Beech tree: reduce crown by 20% and raise by 3.5m.

4.3 **Key Issues**

4.3.1 The key issue for consideration is the impact the proposed works would have on the appearance of the tree and its wider impact on the character and appearance of the area.

4.3.2 In my view, the proposed works would be acceptable and would not result in any harm to the character or appearance of the area. Moreover, the tree appear as if it would benefit from some sensitive reduction works.

4.4 **Conclusion**

4.4.1 The proposed works would have an acceptable impact on the trees and would not diminish their amenity value.

5.0 **Recommendation**

5.1 That conditional consent should be **GRANTED**.

1. The tree works hereby granted consent shall be undertaken by only Mark Elmes or such other competent and suitably qualified arboricultural contractor or tree surgeon as may be agreed in writing by the Local Planning Authority as capable of carrying them out to an acceptable standard.Reason: In order that the works are undertaken by a suitably qualified contractor.

2. The works shall be carried out to conform to British Standard 3998 - Recommendations for Tree Work and in a manner so as to ensure that the natural and aesthetic appearance of the trees are maintained to the satisfaction of the Local Planning Authority.Reason: In order to ensure that the works are undertaken to an acceptable standard which will not harm the health of the tree(s).

Signed  Simon Ellis	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF

Determining Officer	
Date: 18 April 2018	