

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02051/TCA	G1: Mixed Broadleaf - Reduce in height to approx 3m to maintain as hedge. Reduce height to approximately 3m. T1, T2: Elm - Fell and remove. T3: Sycamore - Raise crown to give approx 2m clearance from all structures.	26 Church Lane Letchworth Garden City Hertfordshire SG6 1AJ

Submitted Plan Nos

Tree report

1.0 Policies

2.0 **Site History**

2.1 24/01508/5DN - Ash and Poplar

3.0 **Representations**

3.1 N/A.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site consists of a semi-detached dwelling at the end of Church Lane within a residential part of Letchworth Garden City. The site is located within the Letchworth Conservation Area.

4.2 **Proposal**

4.2.1 G1: Mixed Broadleaf - Reduce in height to approx 3m to maintain as hedge. Reduce height to approximately 3m.

T1, T2: Elm - Fell and remove.

T3: Sycamore - Raise crown to give approx 2m clearance from all structures.

4.3 **Key Issues**

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

- T3 is located to the front of the dwelling and is visible from the public realm. The rest of the trees are located to the rear of the property with no visibility from the public realm.
- The proposed works to G1 and T3 are remedial and would not harm the significance or the health of the trees. The proposed scale of the works would be appropriate in maintaining the trees.
- T1 and T2 are in poor condition. In my view, the tree is not of significant public amenity value due to its location and size to warrant the further protection afforded by a Tree Preservation Order. As such I have no objection to its removal.

4.4 **Conclusion**

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

4.5 **Alternative Options**

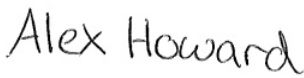
4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

4.6.1 None applicable.

5.0 **Recommendation**

5.1 No objection.

Signed  Alex Howard Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 4 September 2025	