

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/02083/TCA	H1: Cypress - Remove	173 Jackmans Place Letchworth Garden City Hertfordshire SG6 1RG

Submitted Plan Nos

1.0 Policies

2.0 Site History

18/03291/TCA- TG1 Ash , Cypress - Fell. TG2 Cypress - Reduce height to 5m and trim sides.- No objection

20/02374/TCA- T1 Conifer line - Remove to ground level. - No objection

3.0 Representations

None received.

4.0 Planning Considerations

4.1 Site

H1: Cypress (applicant's plan) is located on the west boundary of the rear garden. The trees are partly visible to general public and to neighbouring properties. The site is within the Letchworth Conservation Area.

4.2 **Proposal**

H1: Cypress - Remove

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 trees are not visible to the public realm.

4.3.2 H1 Cypress is a hedge that has been left unmanaged for considerable time and that has now become a line of trees. It has been implicated in a subsidence claim at the property due to its close proximity to the affected area and although some roots were discovered in the trial pit their species and state was inconclusive. The supporting information provided does not include any level monitoring to confirm seasonal movement and the likely responsibility of vegetation and trees.

4.3.3 However, the trees are not highly visible to the public realm and do not possess high amenity value. As with most conifer species, management without being detrimental to the amenity of the trees is generally hard to achieve and their removal is considered to have a low impact on the amenity of the surrounding area.

4.4 **Conclusion**

4.4.1 The proposed works would not result in any adverse impact upon the character, appearance and amenity 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  Naomi Reynard	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
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Determining Officer	
Date: 24 September 2026	