DELEGATED FILE NOTE

CASE OFFICER: …Tom Donovan……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01043/TCA	T1 Judus - Fell to ground level	Vine Cottage Maydencroft Lane Gosmore Hitchin Hertfordshire SG4 7QB

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 required.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

Vine Cottage is a detached residential property. It is situated in the Gosmore Conservation Area.

4.2 **Proposal**

Fell one Judas tree.

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 Conservation Area.

4.3.2 The tree does not make a significant contribution to the character of the area nor is it worthy of protection by way of a TPO. I therefore raise no objection to its removal.

4.4 **Conclusion**

No objection to the removal of the tree.

5.0 **Recommendation**

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

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 23 April 2018	