

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01568/TCA	T2, T3 Cherry, T4 Sycamore - Remove	Model Farm Mill Lane Hexton Hitchin Hertfordshire SG5 3JE

Submitted Plan Nos

Location plan Survey

1.0 Policies

2.0 Site History

- 2.1 22/02775/FP - Erection of two attached 4-bed dwellings following demolition of existing barns together with associated car parking, detached car barn and relocated vehicular access. CP 27/02/2023.

3.0 Representations

- 3.1 N/a

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 Single storey barn structure located on the east side of Mill Lane, Hexton. The site falls within the Hexton Conservation Area.

4.2 Proposal

- 4.2.1 Consent is sought to fell T2 and T3 – Bird Cherry trees and T4 – Sycamore. The application form states that the trees are close to the house and considered a danger to homeowners and the structural integrity of house.

4.3 Key Issues

4.3.1 The key issues in determining this application are:

- 1.0 the amenity value of the tree;
- 2.0 the impact of the proposed work on the character and appearance of the Conservation Area;
- 3.0 any justification for the proposed work; and
- 4.0 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 Tree Report prepared by RGS Arboricultural Consultants dated July 2022 submitted with application 22/02775/FP identifies trees T2, T3 and T4 to have low amenity value. They are identified as category C trees. Such trees are noted to be low quality, unremarkable trees of very limited merit and with no material conservation or other cultural value (appendix 2).

4.3.3 T2 and T3 are visible from the street. However, they are of low amenity value and do not make a significant contribution to the character and appearance of the Conservation Area. T4 is located further back from the street and is less visible. The tree does not make a significant contribution to the Conservation Area. The loss of trees T2, T3 and T4 would not cause unacceptable harm to the Conservation Area. They are of low amenity value and their removal would be compensated for by the adjacent trees to be retained.

4.3.4 The trees are not of sufficient merit to require a Tree Preservation Order.

4.4 Conclusion

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

4.5 Alternative Options

4.5.1 None applicable

5.0 Recommendation

5.1 No objection.

Signed	Development Management
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Andrew Hunter Andrew Hunter	North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 29 August 2024	