

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

24/02363/TCA

T1: Beech - Crown lift of the lowest few
branches. T2: Yew - Cut back on the
garden and roadside. T3: Laurel - Cut
back on the garden and roadside.

25 Chiltern Road
Hitchin
Hertfordshire
SG4 9PJ

Submitted Plan Nos

Sketch location plan Photos

1.0 Policies

1.0 **Planning Practice Guidance**

1.1 Tree Preservation Orders and Trees in Conservation Areas 2014

1.2 Hertfordshire County Council Tree and Woodland Strategy 2022–2030

1.3 North Hertfordshire Council Tree Strategy 2017

2.0 **Relevant Site History**

2.1 19/00948/TCA - T1 Ash - Crown reduce by approx 25%.

No Objection

14/00840/1TCA - Remove overhanging limb from 1 Cherry tree (T1); lift canopy to 6 metres of 1 Beech tree (T2); reduce and shape 1 Laurel tree (T3)

No Objection

06/00053/1TCA - Remove 2 Robinia trees and 5 Conifer trees.

No Objection

3.0 **Representations**

3.1 LGCHF – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is located on Chiltern Road, Hitchin and is within the Hitchin Conservation Area.

4.2 **Proposal**

4.2.1 T1: Beech - Crown lift of the lowest few branches. T2: Yew - Cut back on the garden and roadside. T3: Laurel - Cut back on the garden and roadside.

4.3 **Key Issues**

4.3.1 The key issues in determining this application are: the amenity value of the trees; the impact of the proposed work on the character and appearance of the Conservation Area; any justification for the proposed work and, 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 The trees are identified on the submitted location plan and are located in the rear garden.

4.3.3 The trees are mature and appear visually healthy and the applicant has not submitted any arboricultural report to dispute this.

4.3.4 When viewing the site from the street scene the trees are highly visible and therefore do contribute towards the character and appearance of the Hitchin Conservation Area; However, the works are to maintain the trees, so should not impact public amenity.

4.3.5 Due to the above reasons, I do not consider the trees to be of high enough public amenity value to warrant a Tree Preservation Order.

4.4 **Conclusion**

- 4.4.1 The proposed work to the trees would not cause such harm to the character and appearance of the Hitchin Conservation Area as to overcome the justification for the work.

5.0 **Recommendation**

- 5.1 **NO OBJECTION** to the proposed work.

Signed  Paul Chaston Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 1 November 2024	