DELEGATED FILE NOTE

CASE OFFICER: …Ben Glover……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00493/TCA	Walnut T1 - crown reduction by 20% to reduce mechanical stress on branches	Craiglithy Gipsy Lane Knebworth Hertfordshire SG3 6DJ

Submitted Plan Nos
Location plan

1.0 Policies

1.0 **Policies**

Planning Practice Guidance

Tree Preservation Orders and Trees in Conservation Areas

2.0 **Site History**

2.1 96/01205/1TCA – Felling of two Sycamore Trees – No objection issued on 29/10/1996.

3.0 **Representations**

3.1 No consultation required.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Craiglithy is situated on the east side of Gipsy Lane within the Knebworth Conservation Area. The tree subject of this application is located within the rear garden of the property.

4.2 **Proposal**

4.2.1 Consent is sought for the crown reduction of 1x Walnut Tree by 20% to reduce the mechanical stress on branches.

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 Hitchin Conservation Area.

4.3.2 The proposed works are to a tree situated within the rear garden of the property and therefore only limited views are possible of the tree subject to the application. Furthermore, the works proposed are considered to not unacceptable impact the contribution of the tree to the character of this part of the conservation area.

4.4 **Conclusion**

4.4.1 The proposed works would not result in any harm to the character or appearance of the Knebworth Conservation Area.

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 13 March 2018	