

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/03087/TCA	T1: Weeping Willow - Crown reduce back to previous reduction points. Removing approx 2m of recent regrowth.	The Old Bakery Law Hall Lane Bendish Hitchin Hertfordshire SG4 8JH

Submitted Plan Nos

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 21/02524/TCA - T1 Weeping Willow - Remove. T2 Weeping Willow - Reduce crown by 3.0m - 4.0m balancing crown. TG1 Cypress and Ash – Remove. No objection.
- 2.2 20/00585/TCA - T1 and T2 Weeping Willow - Crown reduce by 2m and prune to shape and balance. No objection.

3.0 **Representations**

- 3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is located at the junction of Law Hall Lane and Long Lane and is within the Bendish Conservation Area. The Old Bakery is a grade II listed building.

4.2 **Proposal**

- 4.2.1 Permission is sought to undertake the following works:
 - T1: Weeping Willow - Crown reduce back to previous reduction points. Removing approx 2m of recent regrowth.

4.3 **Key Issues**

- 4.3.1 The key issues in determining this application are the amenity value of the tree; 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 tree is identified on the submitted plan and is shown to be located to the west of The Old Bakery and to the east of the neighbouring property The Nook.
- 4.3.3 The proposed works reflect that of similar works undertaken to the tree in previous years. Given the location of the tree and its overhang to the highway, the works appear reasonable and justified.

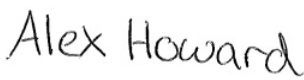
4.3.4 There would appear not to be any immediate threat to tree and therefore there is no evidence to suggest further protection is needed by way of a Tree Preservation Order.

4.4 **Conclusion**

4.4.1 The proposed works would be remedial and would not result in the loss of the tree. It is therefore considered that the proposed works would not result in any unacceptable harm to the amenity value of the tree or to the character and appearance of the Bendish Conservation Area.

5.0 **Recommendation**

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

Signed  Alex Howard Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 15 December 2025	