

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01344/TCA	Conifer - Reduce height by 3m and Trim Back Side. Laurel - Trim by up to 1m, raise lower branches from roof.	The Pond House 4 High Street
	Yew Hedge - Reduce and trim by up to 3m.	Offley Hitchin Hertfordshire SG5 3AA

Submitted Plan Nos

Location plan Photos

1.0 Policies

1.1 Planning Practice Guidance

Tree Preservation Orders and Trees in Conservation Areas

2.0 Site History

2.1 none

3.0 Representations

3.1 None

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The trees are located in the rear garden of the host property

4.2 **Proposal**

4.2.1 Permission is sought for

Conifer - Reduce height by 3m and Trim Back Side. Laurel - Trim by up to 1m, raise lower branches from roof.

Yew Hedge - Reduce and trim by up to 3m.

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 works to the trees are considered justified in order to maintain their longer-term management and the continued contribution they make to the character and appearance of the Offley Conservation Area. 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 not result in any unacceptable adverse impact upon the character or appearance of the 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: 18 July 2025	
---------------------------	--