

DELEGATED FILE NOTE

CASE OFFICER: ...Francis Mabbett.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00355/TCA	Lawson Cypress - Removal	Caldicott Court Harrison Close Hitchin Hertfordshire SG4 9SL

Submitted Plan Nos

1.0 Policies

2.0 Site History

Various tree works applications at the site.

3.0 Representations

None received.

4.0 Planning Considerations

4.1 Site and Surroundings

Lawson's Cypress (applicant's plan) subject of this application is located in the car parking area to the front (North) of the property. The tree is not visible to the public realm and is visible to surrounding properties and residents. The site is within the Hitchin Conservation Area.

4.2 Proposal

Lawson Cypress – Removal

4.3 Key Issues

The key issue for consideration is the impact that the proposed works would have on the character, appearance and amenity of the Conservation Area.

4.3.1 The tree is not highly visible to the public realm.

4.3.2 The Lawson's Cypress is a young, small, twin stemmed tree growing within a restricted verge close to a parking bay at the site. It is likely it will outgrow its location before reaching maturity and is currently an insignificant tree contributing little amenity to the conservation area. The impact of its removal will be negligible.

4.4 **Conclusion**

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

4.5 **Alternative Options**

4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

4.6.1 None applicable

5.0 **Recommendation**

5.1 No objection.

Signed  Ben Glover	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 13 March 2026	

