

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00411/TCA	Ash - Fell	78 High Street Codicote Hitchin Hertfordshire SG4 8XD

Submitted Plan Nos

1.0 Policies

2.0 **Site History**

18/00885/TCA

3.0 **Representations**

None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

Ash (applicant's plan) subject of this application is located to the West of the property in the centre of the rear garden. The tree is visible to the public realm and surrounding properties. The site is within the Codicote Conservation Area.

4.2 **Proposal**

Ash - Fell

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 visible to the public realm.

4.3.2 T1 Ash is a young to semi-mature tree that has recently been reduced as approx. one seasons regrowth is apparent. There appears to be no record of an application for these most recent works. The tree has the potential to become a very large tree and is already close to outgrowing its location in the small back garden which it currently dominates, with only the reduction works restricting it from becoming too large. Although the tree does provide amenity to the conservation area, this tree will require constant maintenance to prevent it becoming a future nuisance and outgrowing it's context. For this reason it is not considered suitable for protection by a Tree Preservation Order.

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 Codicote 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	