

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00462/TCA	T1: Holly - Remove to ground level. T2: Walnut - Crown reduction by 2m max, 1.5m in most areas.	13 Dixies Close Ashwell Baldock Hertfordshire SG7 5QN

Submitted Plan Nos

1.0 Policies

2.0 Site History

None relevant.

3.0 Representations

None received.

4.0 Planning Considerations

4.1 Site and Surroundings

T1 Holly (applicant's plan) subject of this application is located in the front garden to the North of the property, while T2 Walnut (applicant's plan) is located in the rear garden close to the South boundary. The trees are partly visible to the public realm and surrounding properties. The site is within the Ashwell Conservation Area.

4.2 Proposal

T1: Holly - Remove to ground level. T2: Walnut - Crown reduction by 2m max, 1.5m in most areas.

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 partly visible to the public realm.

4.3.2 T1 Holly is a mature tree located very close to the building and taking light from the front window. It appears to have been regularly trimmed, but if left unchecked would quickly become a nuisance, it is therefore not suitable for long-term retention. T2 Walnut is a medium sized tree of good form encroaching on several gardens, a reduction of up to 2m is not considered excessive and will maintain the tree's size. The works will have minimal impact on the amenity of the surrounding area.

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