

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00040/TCA	T1: Sycamore - Pollard	176 Pixmore Way Letchworth Garden City Hertfordshire SG6 1QT

Submitted Plan Nos

Location plan

1.0 Policies

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 None relevant

3.0 Representations

- 3.1 LGCHF – None received.

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 The application site is located on Pixmore Way and is within the Letchworth Conservation Area.

4.2 Proposal

- 4.2.1 T1: Sycamore - Pollard

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 location plan and is located in the rear garden.
- 4.3.3 The tree is mature and appears visually healthy and the applicant has not submitted any arboricultural report to dispute this.
- 4.3.4 The works are remedial and do not cause harm to the tree. The scale of works is appropriate in maintaining the tree's value to the conservation area.

4.4 **Conclusion**

- 4.4.1 The proposed work to the tree would not cause such harm to the character and appearance of the Letchworth Conservation Area as to overcome the justification for the work.

5.0 **Recommendation**

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

Signed  Melissa Tyler Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
---	---

Date: 27 January 2025	
------------------------------	--