

DELEGATED FILE NOTE

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

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

26/00033/TCA

T1 Plum - Fell. T3, T4 Cypress - Fell close
to ground level.

Ivy Cottage

Letchworth Lane

Letchworth Garden City

Hertfordshire

SG6 3ND

Submitted Plan Nos

1.0 Policies

2.0 **Site History**

23/02611/TCA

3.0 **Representations**

None

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

T1 Plum and T3, T4 2x Cypress trees (applicant's plan) subject of this application are located in the garden on the south of the property. The site is within the Letchworth Conservation Area. The trees are not highly visible to the public realm and are visible to surrounding properties.

4.2 **Proposal**

T1 Plum - Fell. T3, T4 Cypress - Fell close to ground level.

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 trees are not highly visible to the public realm.

4.3.2 A report has been provided implicating these trees in the cause of differential subsidence damage to this property as a result of the action of vegetation, but no detailed information has been included in support of this. The Plum is a large, spreading, mature tree with tight unions and an abundance of water shoots as is common in this species. It is set back from the road and contributes moderate amenity to the surroundings; it falls short of the requirements to merit protection under a Tree Preservation Order. The two Cypress are young adjacent trees, are barely visible to the public and contribute very little amenity to the Conservation 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 Letchworth 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: 26 January 2026	