

DELEGATED FILE NOTE

CASE OFFICER: ...Kayleigh Aberly.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01492/TCA	Apple - Prune by approx 15-20%. Smoke - Prune by approx 20-25%. Ash - Prune by approx 20-25%.	18 Chiltern Road Hitchin Hertfordshire SG4 9PJ

Submitted Plan Nos

1.0 Policies

2.0 Relevant Site History

2.1 01/01600/1TCA: Pruning of apple tree. No objection, received 10.10.2001

08/01687/1TCA: Remove 2 Pear trees (T1 & T2); Reduction by 1 metre of side laterals to shape of 1 Holly tree (T3); Lift lower branches by approx 1 metre of 1 Apple tree (T4); Reduction in height by approx 2.5 metres and prune to shape of 1 Apple tree (T5); Reduction in height by approx 1.5 metres of 1 Apple tree (T6); Lifting of lower

growth of 1 Cherry tree by approx 1.5 metres (T7); reduction of side laterals by 1 metre and removal of 1-2 lower limbs of 1 Acer tree (T8). **No objection, received 11.08.2008**

10/00394/1TCA: Remove 1 Holly tree. **No objection 25.02.2010**

19/01344/TCA: T1 Box elder - Crown reduce by up to 3m. T3 - Apple - Reduce by up to 3m and bring sides into shape. T4 Cherry - Crown reduce by up to 3m. T8 Apple - Crown reduce to previous reduction points up to 2m. **No objection 05.06.2019**

3.0 **Representations**

3.1 None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The trees for consideration Ash, Smoke and Apple, are located within the rear garden at 18 Chiltern Road, Hitchin and is with the Hitchin Conservation Area. They are not visible to the public realm but are visible to the neighbouring properties.

4.2 **Proposal**

4.2.1 Permission is sought to undertake the following works:

Apple - Prune by approx 15-20%.

Smoke - Prune by approx 20-25%.

Ash - Prune by approx 20-25%.

4.3 **Key Issues**

4.3.1 The key issues in determining this application are the amenity value of the trees; 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 trees are identified on the submitted location plan.

4.3.3 The proposal enables remedial works to be undertaken to the trees, which are all well established, the works are considered reasonable and would not have an adverse effect on the trees.

4.3.4 There is no threat to the trees, therefore I do not consider a Tree Preservation Order to be appropriate.

4.4 **Conclusion**

4.4.1 The proposed works would not result in the loss of the trees. It is therefore considered that the works would not result in any unacceptable harm to the amenity value of the trees, nor to the character and appearance of the Hitchin Conservation Area that would outweigh the justification for the works.

5.0 **Recommendation**

5.1 No objection to the proposed work.

Signed	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer	
Date: 14 July 2026	

