

## DELEGATED FILE NOTE

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

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT | APPLICATION SITE                                                     |
|--------------------------|-------------------------------------|----------------------------------------------------------------------|
| 24/02694/TCA             | T1 Sycamore - Fell                  | 25 High Avenue<br>Letchworth Garden City<br>Hertfordshire<br>SG6 3QS |

### **Submitted Plan Nos**

#### **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    24/02386/TCA - Sycamore - Fell

**No Objection**

##### **3.0        Representations**

- 3.1    Letchworth Garden City Heritage Foundation - None

##### **4.0        Planning Considerations**

##### **4.1        Site and Surroundings**

- 4.1.1    The application site is located on High Avenue and is within the Letchworth Conservation Area.

##### **4.2        Proposal**

- 4.2.1    T1 Sycamore - Fell

#### 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   When viewing the site from the street scene the tree is not visible; therefore, it does not contribute towards the character and appearance of the Letchworth Conservation Area. As such, the public amenity value is considered low.
- 4.3.5   The tree is stated to be growing too close to the house and is causing issues with the guttering
- 4.3.6   Due to the above reasons, I do not consider the trees to be of high enough public amenity value to warrant a Tree Preservation Order.

#### 4.4           **Conclusion**

- 4.4.1   The proposed work to the trees 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.

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| Signed |  |
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| <p><i>S. Kasparian</i></p> <p>Sarah Kasparian</p> <p>Determining Officer</p> <p><b>Date:</b> 6 January 2025</p> | <p>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</p> |
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