

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/03033/TCA	T1: Beech - Raise lower branches by 4m to keep branches from conflicting with adjacent buildings, plus 30% crown thin T2: Group of self set Maple - Removal. T3: Maple, T4: Ash - Removal	28 Chiltern Road Hitchin Hertfordshire SG4 9PJ

Submitted Plan Nos

1.0 Policies

2.0 Site History

2.1 Various.

3.0 Representations

3.1 n/a

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The application site is located on the west side of Chiltern Road, Hitchin.

4.1.2 The site is within a Conservation Area.

4.2 Proposal

4.2.1 T1: Beech - Raise lower branches by 4m to keep branches from conflicting with adjacent buildings, plus 30% crown thin

4.2.2 T2: Group of self set Maple - Removal.

4.2.3 T3: Maple, T4: Ash – Removal.

4.3 Key Issues

4.3.1 The key issues in determining this application are:

- the amenity value of the tree/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 T1 Beech – works required for health and maintenance of the tree and property. No objection.

4.3.3 T2: Group of self set Maple – Removal. The trees are modest in size and self set. They are not visible from the street and therefore make no contribution to the character and appearance of the Conservation Area. No objection.

4.3.4 T3: Maple, T4: Ash – Removal. These are modest sized trees and are not visible from the streetscene and therefore make no contribution to the character and appearance of the Conservation Area. No objection. They are not worthy of further protection via a Tree Preservation Order.

4.4 Conclusion

4.4.1 The proposed works would not result in any unacceptable adverse impact upon the character and appearance of the Conservation Area.

4.5 Alternative Options

4.5.1 None applicable.

5.0 Recommendation

5.1 No objection.

Signed  Paul Chaston Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 6 January 2026	