

DELEGATED FILE NOTE

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

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

25/01195/TCA

T1. Beech to be removed

18 Verulam Road

Hitchin

Hertfordshire

SG5 1QE

Submitted Plan Nos

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 18/00426/TCA - T1 Apple - Reduce by up to 2m. T2 Apple - Reduce by up to 1m.

No Objection

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 Verulam Road, Hitchin and is within the Hitchin Conservation Area.

4.2 **Proposal**

4.2.1 T1. Beech to be removed

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 not visible from the streetscene, so holds little amenity value. The tree has been damaged in a fire and would not be considered a worthy enough specimen for a TPO. The proposed works are not considered to cause unacceptable harm to the character and appearance of the Conservation Area.

4.3.4 Due to the above reasons, I do not consider there a need to issue 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 Hitchin Conservation Area as to overcome the justification for the work.

5.0 **Recommendation**

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

Signed <i>Andrew Hunter</i> Andrew Hunter Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 3 June 2025	