

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02578/TCA	Hazel - Remove selected stems and reduce the retained stems by 2m to a manageable height. Cherry Laurel - Reduce over all height by 2m, growth over neighbouring fence and resolve crossing branches in lower canopy. Cotoneaster - Reduce over all height by 2m, growth over neighbouring fence and resolve crossing branches in lower canopy.	13 The Chilterns Hitchin Hertfordshire SG4 9PP

Submitted Plan Nos

Location plan Photos

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 None relevant

3.0 **Representations**

3.1 None.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is located on The Chilterns, Hitchin and is within the Hitchin Conservation Area.

4.2 **Proposal**

4.2.1 Hazel - Remove selected stems and reduce the retained stems by 2m to a manageable height. Cherry Laurel - Reduce overall height by 2m, growth over neighbouring fence and resolve crossing branches in lower canopy. Cotoneaster - Reduce overall height by 2m, growth over neighbouring fence and resolve crossing branches in lower canopy.

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 and are located in the rear garden.

4.3.3 The trees are mature and appear 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 trees are not very visible and therefore contribute little towards the character and appearance of the Hitchin Conservation Area; so, the public amenity level is considered low.

4.3.5 The works are to maintain the trees with no felling involved.

4.3.6 Due to the above reasons, I do not consider the tree 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 tree 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  Naomi Reynard	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer	
Date: 5 December 2024	