

DELEGATED FILE NOTE

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

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

25/02527/TCA

3x Hornbeam - To reduce approx as
previously (2-3ft)

Old Hall Court

1 Horn Hill

Whitwell

Hertfordshire

SG4 8AS

Submitted Plan Nos

Location plan Photo

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 Multiple TCAs determined as No Objection.

3.0 **Representations**

3.1 None.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is located on Horn Hill, Whitwell and is within the Whitwell Conservation Area.

4.2 **Proposal**

4.2.1 3x Hornbeam - To reduce approx as previously (2-3ft)

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 is identified on the submitted location plan and are located on the embankment at the front of the property.

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4.3.3 The trees appear visually healthy and the applicant has not submitted any aboricultural report to dispute this.

4.3.4 When viewing the site from the street scene the trees are clearly visible and therefore hold amenity value. The works are remedial, so would not harm the character and appearance of the Whitwell Conservation Area.

4.3.5 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 trees would not cause such harm to the character and appearance of the Whitwell Conservation Area as to overcome the justification for the work.

5.0 **Recommendation**

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

Signed <i>Alex Howard</i> Alex Howard Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 27 October 2025	