

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

25/02570/TCA

Conifer - Remove to ground level

25 Hitchin Street

Baldock

Hertfordshire

SG7 6AQ

Submitted Plan Nos

Location 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 19/00170/TCA - T1 Prunus Cerasifera - Reduce height by approx 25%. T2 Cypresses Macrocarpa - Remove. T3 Yew - Prune by 25%. No objection.

3.0 **Representations**

3.1 None required.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site where the tree works are proposed is located on the south side of Hitchin Street, the property is known as Lyme Cottage and is within the Baldock Conservation Area.

4.2 **Proposal**

4.2.1 Permission is sought to undertake the following works:

- Conifer – Remove to ground level

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 plan which shows its location to be at the rear of the property. The tree is mature and has significant height and spread to be sited within a small residential garden. The tree is visible from Hitchin Street when viewing the property through the access track leading to premises at the rear, however, views are limited. Whilst the tree appears visually healthy, I do not consider the limited amenity value would warrant further protection by way of a Tree Preservation Order.

4.4 **Conclusion**

4.4.1 I am satisfied that the loss of the tree would not have an adverse impact to the streetscene or result in harm to the character and appearance of the Baldock Conservation Area.

5.0 **Recommendation**

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

Signed <i>Paul Chaston</i> Paul Chaston Determining Officer Date: 16 October 2025	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
---	---

Signed <i>Paul Chaston</i> Paul Chaston Determining Officer Date: 16 October 2025	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
---	---

Signed <i>Paul Chaston</i> Paul Chaston Determining Officer Date: 16 October 2025	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
---	---

Signed <i>Paul Chaston</i> Paul Chaston Determining Officer Date: 16 October 2025	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
---	---

Signed <i>Paul Chaston</i> Paul Chaston Determining Officer Date: 16 October 2025	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
---	---

Signed <i>Paul Chaston</i> Paul Chaston Determining Officer Date: 16 October 2025	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
---	---