

DELEGATED FILE NOTE

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

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

25/01754/TCA

TG1: X4 Cormus Domestica - Bring it into shape, cutting to viable growth but not reducing the height. Reduce and shape the remains 3 to match. T1: Acacia - Fell to ground level

22 Wymondley Road
Hitchin
Hertfordshire
SG4 9PN

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 Several TCA applications, all determined as No Objection:
18/02500/TCA, 19/02323/TCA, 21/00306/TCA, 21/03370/TCA, 23/02038/TCA,
23/02816/TCA.

3.0 **Representations**

- 3.1 None

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site is located on 22 Wymondley Road, Hitchin and is within the Hitchin Conservation Area.

4.2 **Proposal**

- 4.2.1 TG1: X4 Cornus Domestica - Bring it into shape, cutting to viable growth but not reducing the height. Reduce and shape the remains 3 to match. T1: Acacia - Fell to ground level

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 front garden.
- 4.3.3 As the trees are located in the front garden, they hold amenity value. The proposed works to TG1 are remedial which would not affect the character and appearance of the Hitchin Conservation Area. T1 is obstructing a lamppost and would not be considered a worthy enough specimen to warrant a TPO.
- 4.3.4 Due to the above reasons, I do not consider the trees 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 Hitchin Conservation Area as to overcome the justification for the work.

5.0 **Recommendation**

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

Signed  Andrew Hunter	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 31 July 2025	