

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01849/TCA	Removal of 2 Hornbeam Trees on the corner of the adjacent garage belonging to No 5 Roberts Court.	Land At Roberts Court Whitwell Hitchin Hertfordshire SG4 8AF

Submitted Plan Nos

Photos site 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 20/01219/TCA - T1 Ash - Reduce to approx 6m. T10 Ash – Remove

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 Land at Roberts Court, Whitwell, Hitchin and is within the Whitwell Conservation Area.

4.2 Proposal

- 4.2.1 Removal of 2 Hornbeam Trees on the corner of the adjacent garage belonging to No 5 Roberts Court.

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 front the highway.

- 4.3.3 As the trees are visible to the public realm, they hold amenity value. The trees have grown too large for their plot and are beginning to cause structural damage. They would not be considered worthy enough specimens to warrant a TPO. The applicant intends to replace the trees with more suitable specimens, so there would be minimal harm to the character and appearance of the Conservation Area.

- 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 Whitwell Conservation Area as to overcome the justification for the work.

5.0 **Recommendation**

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

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