

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02802/TCA	T1: Portuguese Laurel, T2: Crab Apple - Remove. T3:Copper Beech - Remove. T4: Yew Hedge - Prune/remove dead plants/remove self seeded plants hindering the growth. T5: Deciduous - Remove overhanging branches	Woodside Windmill Hill Highbury Road Hitchin Hertfordshire SG4 9RT

Submitted Plan Nos

Sketch location plan

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 91/00757/1TCA - Removal of 2 dead or dying trees and work to a Cupressus tree.

No Objection

06/00886/1TCA - Removal of 1 Evergreen Oak tree

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 Windmill Hill, Highbury Road and is within the Hitchin Conservation Area.

4.2 **Proposal**

4.2.1 T1: Portuguese Laurel, T2: Crab Apple - Remove. T3: Copper Beech - Remove. T4: Yew Hedge - Prune/remove dead plants/remove self seeded plants hindering the growth. T5: Deciduous - Remove overhanging branches

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 T1, T2 and T3 are to be felled and removed. T1 and T2 threaten the structural integrity of the retaining wall due to proximity and minimal maintenance. T3 has become too big for its environment and is adversely affecting other plant growth in the vicinity. T3 is

visible from the nearby footpath, so contribute towards the character and appearance of the Hitchin Conservation Area and has public amenity value. T1 and T2 are much less visible so have limited public amenity value.

4.3.5 Works to T4 and T5 are for maintenance so will not affect character and appearance of the Hitchin Conservation Area.

4.3.6 While the loss of a mature Copper Beech is unfortunate, no.6 marked on the location plan indicates where 3no. new Betula trees are to be planted, which will blend in with the trees on the other side of the nearby footpath. This would mitigate the loss and maintain the character and appearance of the Hitchin Conservation Area.

4.3.6 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  Ben Glover	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 17 January 2025	