

DELEGATED FILE NOTE

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

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

24/02855/TCA

Reduce the boundary next to Elm Tree Cottage to 6ft, approximately 20 metres and remove two dead trees within the wider boundary. Remove deadwood from Beech tree (as amended 15/01/2025).

Arunside
Muddy Lane
Letchworth Garden City
Hertfordshire
SG6 3TB

Submitted Plan Nos

Photos 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 Various applications, full case history on file.

3.0 **Representations**

3.1 LGCHF – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site where the tree works are proposed comprises of a boundary between land forming part of St. Christophers School and Elm Tree Cottage to the south which is located off Muddy Lane and within the Letchworth Conservation Area.

4.2 **Proposal**

4.2.1 Permission is sought to undertake the following works:

Reduce the boundary next to Elm Tree Cottage to 6ft, approximately 20 metres and remove two dead trees within the wider boundary. Remove deadwood from Beech tree (as amended 15/01/2025).

4.2.2 The application has been amended following a site meeting which resulted in a reduction to the area of proposed works and includes works to the mature Beech tree.

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 area where the works are proposed is identified on the submitted plan.

4.3.3 The boundary to the north of Elm Tree Cottage has become overgrown with some larger trees contained within the hedgerow. The hedgerow itself is of poor quality and contains various specimens which were difficult to identify on site due the amount of ivy coverage. It is proposed to reduce the height of the hedge to 6ft for a length of 20m where the hedgerow shares a boundary with the dwelling. Within the wider boundary, two trees are proposed for felling, one is to the south of the entrance to the land and is dead, the other is within the 20m length of the proposed reduction and due to its low double union close to the boundary, felling is considered the best option. In addition to

these works, works are proposed to a Beech tree, a mature and attractive specimen positioned to the southwest corner of the land belonging to St Christophers School. It was clear on site that the tree would benefit from areas of deadwood being removed from the canopy in order to alleviate some of its overall weight.

4.3.4 Views of the boundary are limited due to the presence of a mature planted boundary to the west with Letchworth Lane however, there is private amenity value in the presence of a boundary at this location. I am satisfied that there would be no impact to the streetscene as a result of the proposed works and that no significant harm would occur to the character and appearance of the Letchworth Conservation Area.

4.3.5 There would appear not to be any immediate threat to the remaining trees and therefore there is no evidence to suggest further protection is needed by way of a Tree Preservation Order.

4.4 **Conclusion**

4.4.1 The proposed works are considered acceptable and aside from the felling of two tree the works would not cause such harm to their amenity value or to the character and appearance of the Letchworth Conservation Area as to overcome the justification for the work.

5.0 **Recommendation**

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

Informative/s:

1. In addition to this approval, you **MUST** make sure you have obtained the written consent of the Letchworth Garden City Heritage Foundation (where necessary) prior to undertaking works to the trees.

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