DELEGATED FILE NOTE

CASE OFFICER: …Ben Glover……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00337/TPO	T1, T2 Sycamore - Fell	21 The Avenue Hitchin Hertfordshire SG4 9RJ

Submitted Plan Nos
Location plan

1.0 Policies

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1.1 Tree Preservation Orders and Trees in Conservation Areas

2.0 **Site History**

2.1 13/00312/1TPO – Fell 1 Sycamore tree (T3) – Refused on 08/04/2013 for the following reason:

1.0 The application provides insufficient information to justify the removal of the tree which is subject to a Tree Preservation Order and contributes to the character and appearance of the area in which it is located.

2.2 12/01183/1TCA – Fell and grind stump of 1 Common Whitebeam (T2) and 1 Midland Hawthorn tree (T6) – No objection issued on 07/06/2012.

2.3 10/01438/1TCA – T2 Common Whitebeam – crown reduction by 15%; T6 Midland Hawthorn crown lift and thin to maximum of 20% - No objection issued on 01/07/2010.

2.4 92/00331/1TPO – Pruning of Purple Sycamore – Consent granted on 16/04/1992.

3.0 **Representations**

3.1 No consultation required.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 21 is a large detached property situated on the east side of The Avenue within a predominately residential area of Hitchin. The site is situated within the Hitchin Conservation Area. There are a number of TPOs in the immediate vicinity of the property with the two Sycamores, subject of this application, sited in the rear garden of the site.

4.2 **Proposal**

4.2.1 Fell 2x Sycamore Trees.

4.3 **Key Issues**

4.3.1 The key issue for consideration is the impact the proposed works would have on the protected tree and its wider impact on the visual amenity of the locality.

4.3.2 The trees constitute part of a number of prominent trees situated on the rear boundaries of properties along this part of The Avenue. The reason for removal given on the application form is due to a weak compression folk on the main branch union of T1 and the removal of T1 would leave T2 crown unbalanced with the bulk of the crown overhanging neighbouring property. Further justification was provided by the applicant following a request. The additional justification indicated that there was water damage to T1, identified in an Arborist report dated from 1991 and photos.

4.3.3 It is considered that the evidence provided is out of date and therefore not sufficient to justify the felling of the two Sycamore trees. Any future application would need to be accompanied by an up to date tree surgeon's report to justify the removal of the tree.

4.4 **Conclusion**

4.4.1 Having considered the application, it is my view that insufficient evidence has been submitted to support the felling of the tree. As such it is my view that this application is **REFUSED**.

1. The application provides insufficient information to justify the felling of the two trees which are subject to a Tree Preservation Order and contribute positively to the character and appearnce of teh area in which they are located.

Signed  Simon Ellis	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth

Determining Officer	Herts SG6 3JF
Date: 27 March 2018	