

DELEGATED FILE NOTE

CASE OFFICER: ...Kayleigh Abery.....

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

26/01993/TCA

Poplar - Copied and prune by 25%. Ewe
- Prune by 25%

Old Forge House

55 West Street

Lilley

Luton

Hertfordshire

LU2 8LH

Submitted Plan Nos

1.0 Policies

2.0 **Relevant Site History**

2.1 17/01853/1TCA: Coppice one poplar tree. 16.08.2017 – **No objection**

3.0 **Representations**

3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The trees are located in the front garden of the site, they are within the public realm and highly visible within the street scene. Old Forge House is within the Lilley Conservation Area which is also within a designated Area of Outstanding Natural Beauty.

4.2 **Proposal**

4.2.1 Permission is sought to undertake the following works:

Poplar - Coppiced and prune by 25%. Ewe - Prune by 25% and cut back growth to at the base.

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.

4.3.3 The proposal enables remedial works to be undertaken to the trees, which are considered reasonable and would help secure their longer-term management and retain the character and appearance of the Conservation Area.

4.3.4 There is no threat to the trees, therefore I do not consider a Tree Preservation Order to be appropriate.

4.4 **Conclusion**

4.4.1 The proposed works would not result in the loss of the trees. It is therefore considered that the works would not result in any unacceptable harm to the amenity value of the trees, nor to the character and appearance of the Lilley Conservation Area that would outweigh the justification for the works.

5.0 **Recommendation**

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

Signed  Intan Keen	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 4 September 2026	