

DELEGATED FILE NOTE

CASE OFFICER: ...Francis Mabbett.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01974/TCA	Silver Birch, Lawson's Cypress (amended) - Remove	43 High Street Codicote Hitchin Hertfordshire SG4 8XB

Submitted Plan Nos

1.0 Policies

2.0 **Site History**

None relevant

3.0 **Representations**

None received.

4.0 **Planning Considerations**

4.1 **Site**

Silver Birch and Lawson's Cypress (amended from Pine) (applicant's plan) are located on the north-east boundary of the rear garden of the property. The trees are partly visible to the public realm. The site is within the Codicote Conservation Area.

4.2 **Proposal**

Silver Birch, Lawson's Cypress (amended) - Remove

4.3 **Key Issues**

The key issue for consideration is the impact that the proposed works would have on the character, appearance and amenity of the Conservation Area.

4.3.1 The trees are partly visible to the public realm.

4.3.2 The Pine was identified as a Lawson's Cypress so the species was amended. It is at present a small tree growing very close to the boundary wall, but with potential to become substantial and will likely cause a nuisance as it increases in size and directly affects the adjacent structure.

4.3.2 The Silver Birch is also a small tree, but mature, appearing to be of a 'Youngii' cultivar or similar and is likely at or very close to full size. Although it is not large tree, it is in close proximity to the rear boundary wall with evidence of cracking and movement present at the point adjacent. It is likely this tree is contributing to the movement of the wall and although the tree may not grow much taller the roots and stem are likely to continue to expand and cause further damage.

4.3.3. The removal of the trees will have a low impact on the area and will be mitigated by existing larger surrounding tree cover, that is more visible.

4.4 **Conclusion**

4.4.1 The proposed works would not result in any adverse impact upon the character, appearance and amenity of the Codicote Conservation Area.

4.5 **Alternative Options**

4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

4.6.1 None applicable

5.0 **Recommendation**

5.1 No objection.

Signed  Ben Glover	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 9 September 2026	