DELEGATED FILE NOTE

CASE OFFICER: …Ben Glover……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01313/TCA	T1 Eucalyptus - Fell	Joyners Cottage The Green Preston Hitchin Hertfordshire SG4 7UD

Submitted Plan Nos
Location plan

1.0 Policies

2.0 **Site History**

2.1 Various tree works have been carried out within the application site.

3.0 **Representations**

3.1 None required.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Joyners Cottage is a Listed (grade II) property located in The Green within the Preston Conservation Area. There are numerous trees on the site and surroundings of varying specimen.

4.2 **Proposal**

4.2.1 Consent is sought for the felling of 1x Eucalyptus Tree.

4.3 **Key Issues**

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

4.3.2 The proposed works are to trees that are all located in the rear garden of the property and which do not make a significant contribution to the area. Consequently, I do not consider that the proposed works would result in any harm to the character and appearance of the Hitchin Conservation Area in this location. The tree is not of such quality or amenity value that it should be considered for specific protection by way of a TPO.

4.4 **Conclusion**

4.4.1 There is no objection to the proposed works.

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 15 June 2018	