DELEGATED FILE NOTE

CASE OFFICER: …Tom Donovan……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00946/TCA	T1 Apple □ T2 Maple - Reduce by 25-30%. T3 - Holly, Laburnum and Pyracanthra - Reduced height by approx 1m	10 Nuns Close Hitchin Hertfordshire SG5 1EP

Submitted Plan Nos

1.0 Policies

1.1 **Planning Practice Guidance**

Tree Preservation Orders and trees in conservation areas

2.0 **Site History**

2.1 None relevant.

3.0 **Representations**

3.1 No consultation required.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

10 Nuns Close is a semi-detached property located in the Hitchin Conservation Area.

4.2 **Proposal**

T1: Apple and T2: Maple – reduce by approximately 25/30%.
T3: Holly, Laburnam and Pyracanthra – reduce height by approximately 1m.

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 Conservation Area.

4.3.2 The proposed works are modest and would not have a significant impact on the wider character or appearance of the conservation area. Indeed, the works to the front would probably improve the street scene.

4.4 **Conclusion**

No objection to the proposed works.

5.0 **Recommendation**

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

Signed  Tom Rea Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 12 April 2018	