

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

24/02207/TCA

T1: Crab Apple - Reduce by 20% and
shape. T2: Japanese Maple - Reduce by
20% and shape

4 Hitchin Hill Path
Hitchin
Hertfordshire
SG4 9EU

Submitted Plan Nos

Location plan

1.0 Policies

1.0 **Planning Practice Guidance**

1.1 Tree Preservation Orders and Trees in Conservation Areas 2014

1.2 Hertfordshire County Council Tree and Woodland Strategy 2022–2030

1.3 North Hertfordshire Council Tree Strategy 2017

2.0 **Relevant Site History**

2.1 No prior history.

3.0 **Representations**

3.1 N/A.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is located on Hitchin Hill Path, Hitchin and is within the Hitchin Conservation Area.

4.2 **Proposal**

4.2.1 T1: Crab Apple - Reduce by 20% and shape.
T2: Japanese Maple - Reduce by 20% and shape

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 and are located in the rear garden.

4.3.3 The trees are obscured from view from the public realm and street scene due to their siting to the rear of the property. No justification is provided for the works, however, given the modest extent of the works, I do not consider that the works would harm the visual amenities of the trees and the surrounding Conservation Area.

4.3.4 Due to the above reasons, I do not consider the trees to be of high enough public amenity value to warrant a Tree Preservation Order.

4.4 **Conclusion**

4.4.1 The proposed work to the trees would not cause such harm to the character and appearance of the Hitchin Conservation Area as to overcome the justification for the work.

5.0 **Recommendation**

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

Signed  Ben Glover	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 8 November 2024	