DELEGATED FILE NOTE

CASE OFFICER: ...Tom Donovan.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00415/TCA	T1, T2, T3, T4 Conifer Fell	15 The Valley Whitwell Hitchin Hertfordshire SG4 8BN

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**

15 The Valley is a detached property which is located in the Whitwell Conservation Area.

4.2 **Proposal**

Fell 4 Conifer trees.

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 trees are located in a reasonably prominent location in the street and would be clearly publicly visible. However, Conifer trees are not worthy of protection by way of TPO and as such I raise no objection to their removal.

4.4 **Conclusion**

No objection to the proposed works.

5.0 **Recommendation**

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