

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01488/TCA	T1, T2: Lime - Reduce the height up to 5m and shape and balance the crown, reducing wind sail and the chance of break-outs.	20 Wymondley Road Hitchin Hertfordshire SG4 9PN

Submitted Plan Nos

1.0 Policies

2.0 Site History

21/00347/TCA-T7 Pine - Prune to remove low lateral limb by 2/2.5m- No objection

21/03370/TCA - T1, T2, T3 Pine - Reduce overhang to garden by 2-3m, prune to remove deadwood and crossing branches. - No objection

23/02126/TCA1- Acacia - Cut back to the boundary. 2. Prunus - Cut back to the boundary. 3. X3 Lime - Cut back to the boundary to viable growth. - No objection

3.0 **Representations**

None received.

4.0 **Planning Considerations**

4.1 **Site**

T1-T2 2x Lime (applicant's plan) are located on the East boundary of the rear garden. The trees are not highly visible to the public realm, but are visible to neighbouring properties. The site is within the Hitchin Conservation Area.

4.2 **Proposal**

T1, T2: Lime - Reduce the height up to 5m and shape and balance the crown, reducing wind sail and the chance of break-outs.

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 not highly visible to the public realm.

4.3.2 The 2x Lime are mature trees consisting of multiple stems arising from a historic pollard points at approx. 2m above ground level. A 5m reduction will serve to reduce the potential of stem failure resulting from any decay that may be present in the old points and that is not easily visible from ground level. Lime does not have a durable heartwood, but development of decay in sapwood is often limited and the species has the ability to reshoot abundantly. The pruning works should not be detrimental to the health of trees and may also aid in improving their form.

4.4 **Conclusion**

4.4.1 The proposed works would not result in any unacceptable adverse impact upon the character, appearance and amenity of the Hitchin 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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer	
Date: 16 July 2026	