

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01518/TCA	T1, T2, T3: Lawson's Cypress (species amended) - Fell, Process and Remove	213 Nevells Road Letchworth Garden City Hertfordshire SG6 4TZ

Submitted Plan Nos

1.0 Policies

2.0 Site History

Various tree works applications at the site the most recent:

22/02580/TCA -Mature Ash - Reduce two lowest limbs over property side by 3m to suitable growth points. 2x Lime - Crown lift to 5m – No objection

26/01299/TCA T1: Silver Birch - Fell to ground level. T2: Medlar - Fell to ground level. T3: Cork Screw Hazel - Fell to ground level. - No objection

3.0 **Representations**

None received.

4.0 **Planning Considerations**

4.1 **Site**

T1, T3: Lawson's Cypress (amended) (applicant's plan) are located on the West boundary of the site close to the house, at the front of the property, while T2 Lawson's Cypress (amended) (applicant's plan) is located close to the North-east corner of the house also at the front of the site. The trees are visible to the public realm. The site is within the Letchworth Conservation Area.

4.2 **Proposal**

T1, T2, T3: Lawson's Cypress (species amended) - Fell, Process and Remove

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 visible to the public realm, but are slightly obscured by surrounding tree cover.

4.3.2 T1-T3 were identified as Lawson's Cypress and so the species was amended. They are semi-mature to mature trees that appear to have remained, in the main, unmanaged and have reached reasonable height offering moderate amenity to the surroundings. The trees are reasonably close to the house and will require significant space as they increase in size further, potentially causing conflict with structures in the future.

4.3.3 As with most conifer species these trees do not sprout readily from dormant buds and therefore alternative management in the form of pruning, without being permanently detrimental to their visible amenity, is rarely achievable and containing the trees' size is not generally practical. For these reasons they are not considered suitable for long-term retention or protection by a Tree Preservation Order.

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 Letchworth 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	

