

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

25/00257/TCA

T1: Willow - Reduce by approx 25-30%
to suitable growth points.

36 Bridge Street

Hitchin

Hertfordshire

SG5 2DE

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 19/02877/TCA - T1 Willow - Reduce by approx. 25-30%. No objection.

3.0 **Representations**

3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The grade II listed property lies on the south side of Bridge Street and within the Hitchin Conservation Area. The Willow tree is positioned in the rear garden of the property and is within close proximity to the party boundary with the neighbouring property no.35 Bridge Street and directly adjacent the watercourse at the rear of the site.

4.2 **Proposal**

4.2.1 Permission is sought to undertake the following works:

- ☐ T1: Willow – Reduce by approx. 25-30% to suitable growth points.

4.3 **Key Issues**

4.3.1 The key issues in determining this application are; the amenity value of the tree; the impact of the proposed work on the character and appearance of the Hitchin 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 tree is identified on the submitted plan.

4.3.3 The proposed works are to a tree that is located in the rear garden of the property and is obscured from view from the public realm. This therefore means that the tree does not contribute significantly to the visual amenities of the area. The proposed works would be remedial and would not result in the loss of the tree. It is therefore considered that the proposed works would not result in any unacceptable harm to the character and appearance of the Hitchin Conservation Area.

4.3.4 There would appear not to be any immediate threat to the tree and therefore there is no evidence to suggest further protection is needed by way of a Tree Preservation Order.

4.4 **Conclusion**

- 4.4.1 The proposed works would not harm the amenity value of the tree to any significant degree neither would there be any harm caused 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 <i>Andrew Hunter</i> Andrew Hunter	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 17 February 2025	