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| <b>DELEGATED FILE NOTE</b> |
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**CASE OFFICER:** ...William Thompson.....

**APPLICATION  
REFERENCE**

**BRIEF DESCRIPTION OF  
DEVELOPMENT**

**APPLICATION SITE**

25/02624/TCA

T1: Juniper - Fell to ground level and  
remove all arisings

22 Westbury Place  
Letchworth Garden City  
Hertfordshire  
SG6 3SS

**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       None relevant.

3.0           **Representations**

3.1       **Letchworth Garden City Heritage Foundation** – None received.

4.0           **Planning Considerations**

4.1           **Site and Surroundings**

4.1.1   The application site is located on Westbury Place, Letchworth Garden City and is within the Letchworth Conservation Area.

4.2           **Proposal**

4.2.1   T1: Juniper - Fell to ground level and remove all arisings

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 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 location plan and is located in the front garden.

4.3.3   The tree is visible to the public realm, so holds amenity value. The proposed works to fell are justified as the tree is causing damage to the property fence line. The tree would not be considered a worthy enough specimen to warrant a TPO. It is not considered that the proposed works would cause unacceptable harm to the character and appearance of the 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 works to the tree would not cause such harm to the character and appearance of the Letchworth Conservation Area as to overcome the justification for the work.

5.0           **Recommendation**

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

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| <p>Signed</p>  <p>Naomi Reynard</p> | <p>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</p> |
| <p>Determining Officer</p> <p><b>Date:</b> 10 November 2025</p>                                                      |                                                                                                                                                 |