

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

24/02853/TCA

T1, T2: Sycamore - Fell to ground level

32 Market Place

Hitchin

Hertfordshire

SG5 1DY

Submitted Plan Nos

Location plan

1.0 Policies

2.0 **Site History**

2.1 16/02820/1TCA - Cut back branches of 2 Sycamore trees (T1, T2) – No Objection

2.2 05/00549/1TCA - Reduce height, re-shape and lift by 30%, 6 Sycamore trees – No Objection

3.0 **Representations**

3.1 None.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site is off Market Place in Hitchin and is within the Hitchin Conservation Area. It is presently used for parking for nearby business units.

4.2 **Proposal**

4.2.1 T1, T2: Sycamore - Fell to ground level.

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 Hitchin Conservation Area.

- The trees are located in a relatively public position in a parking area, but are not considered to be located in a way that results in them making a positive contribution to the conservation area.
- The agent has provided the following justification: The trees are overground for their location and are encroaching upon the car park.

The photos supplied indicate that the trees are large and appear to have reached a size that is out of scale with the surrounding area, and would likely impact upon the amenity of the locality. I do not consider that the trees contribute significantly to the amenities of the Hitchin Conservation Area.

4.4 **Conclusion**

The proposed works would not result in any unacceptable adverse impact upon the character and appearance 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  Paul Chaston Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 24 January 2025	