

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00630/TCA	T1: Indian Bean - Reduce back from the building by 2m. . T2: Ash - Fell to ground level and remove all arisings and poison stump with eco-plugs. T3: Hornbeam - Crown Reduction - Reducing the height and spread by up to 2m.	The Clock Barn Maydencroft Lane Gosmore Hitchin Hertfordshire SG4 7QD

Submitted Plan Nos

Location plan

2.0 **Site History**

2.1 Various applications for tree works.

3.0 **Representations**

3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises The Clock Barn, a residential dwelling off Maydencroft Lane, in Gosmore. The site is situated within the Gosmore Conservation Area.

4.2 **Proposal**

4.2.1 T1: Indian Bean - Reduce back from the building by 2m.

T2: Ash - Fell to ground level and remove all arisings and poison stump with eco-plugs.

T3: Hornbeam - Crown Reduction - Reducing the height and spread by up to 2m.

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 Gosmore Conservation Area.

- ☐ The trees, the subject of this application are within the rear garden of the dwelling, and are predominantly obscured from view from the street scene.
- ☐ Works to the Indian Bean and Hornbeam are remedial and do not result in their felling. Therefore, I consider that the works are acceptable and would not detract from the visual amenity of the local area.
- ☐ With regards to T2, this tree is in close proximity to the neighbour to the west, and is proposed to be felled. No justification has been given for the works, however, given the obscured nature of the tree, and its proximity to the neighbouring property, I do not consider that it is of sufficient merit to warrant protection by way of a TPO.
- ☐ No objection.

4.4 **Conclusion**

The proposed works would not result in any unacceptable adverse impact upon the character and appearance of the Gosmore 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 <i>Andrew Hunter</i> Andrew Hunter	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 8 April 2025	