

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/02204/TCA	T1, T2, T4, T5: Conifer - Reduce by 50%. T3: Sycamore - Reduce by 30%.	Dinsley Field School Lane Preston Hitchin Hertfordshire SG4 7UE

Submitted Plan Nos

2.0 **Site History**

Various tree works applications at the site the most recent:

24/00445/TCA - T1, T2 Poplar - Reduce by 50%. T3, T4 Lombardii Poplar - Reduce by 50%. T5 False Acacia - Reduce by 30%. – No objection

25/02280/TCA - Fell to ground level - No objection

3.0 **Representations**

None received.

4.0 **Planning Considerations**

4.1 **Site**

T1, T2, T4, T5: 4x Conifers, T3: Sycamore (applicant's plan) are all located in the rear garden of the property on the south- western boundary. The trees are partly visible to general public. The site is within the Preston Conservation Area.

4.2 **Proposal**

T1, T2, T4, T5: Conifer - Reduce by 50%. T3: Sycamore - Reduce by 30%.

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 partly visible to the public realm.

4.3.2 T1, T2, T4, T5: 4x Conifers are a line of Leyland Cypress trees on the property boundary with T3: Sycamore in amongst the group and growing out over the neighbouring garden. This tree is asymmetrical and likely a self-set, it is of little merit visually and a reduction by 30% is unlikely to have significant effect on the surrounding amenity.

4.3.3 The proposed works to the 4x Cypress is a heavy reduction that is likely to be detrimental to the visual appearance of the Cypress trees by permanently disfiguring their form. The size of dysfunctional wood left by the final cut is likely to be large and will be left open to infection with little chance of occluding. Resin in the wood will be a natural barrier to initial colonisation, but as exposed wood dries over time decay is likely to occur. Reducing pyramidal conifers while maintaining form is rarely achievable especially when large proportions are to be removed and so pruning options are

limited. However, the trees are set back from main public view and therefore the impact of the works on the surroundings is considered low.

4.4 **Conclusion**

- 4.4.1 The proposed works would not result in any adverse impact upon the character, appearance and amenity of the Preston 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  Melissa Tyler	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 8 October 2026	