

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

25/02044/TCA

Various Tree Works

Sollershott Hall

Sollershott East

Letchworth Garden City

Hertfordshire

SG6 3PN

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 Various TCA applications all determined as No Objection: 19/01585/TCA, 16/02455/1TCA, 16/01808/1TCA, 15/01053/1TCA, 13/02876/1TCA, 10/00449/1TCA, 06/02002/1TCA, 04/01886/1TCA, 04/01394/1TCA, 94/01235/1TCA.

3.0 **Representations**

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

3.2 **Tree Strategy Officer, Grounds Maintenance** – No objection.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is located on Sollershott Hall, Sollershot East, Letchworth Garden City and is within the Letchworth Conservation Area.

4.2 **Proposal**

4.2.1 Various Tree Works.

4.3 **Key Issues**

4.3.1 The key issues in determining this application are: the amenity value of the trees; 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 trees are identified on the submitted location plan and are located at various points around the application site.

4.3.3 All but one of the trees are not visible to the public realm, so hold little amenity value. The trees with proposed works to fell are justified and would not be considered worthy enough specimens to warrant a TPO. The remainder of the proposed works would be remedial, which would not affect the character and appearance of the Letchworth Conservation Area. This follows a 'no objection' from the Tree Strategy Officer.

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 work to the trees 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.

Signed  Tom Rea	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer	
Date: 11 September 2025	