

DELEGATED FILE NOTE

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

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

25/02018/TCA

Row of Conifer - Up to a 50% reduction.
Ash, Row of Mixed Fruit, Cypress - Up to
50% reduction.

14 Shott Lane
Letchworth Garden City
Hertfordshire
SG6 1SE

Submitted Plan Nos

Location plan Photo

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 10/02212/1TCA - Overall reduction of 1 Ash tree by 30-35% and 1 Plum Tree by 25-30%.

No Objection

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 14 Shott Lane, Letchworth Garden City and is within the Letchworth Conservation Area.

4.2 **Proposal**

4.2.1 Row of Conifer - Up to a 50% reduction. Ash, Row of Mixed Fruit, Cypress - Up to 50% reduction.

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 in the rear garden.

4.3.3 The trees are partially visible from the streetscene, so hold some amenity value. The works are remedial and are not considered to cause unacceptable harm to the character and appearance of the Conservation Area.

4.3.4 Due to the above reasons, I do not consider there a need to issue 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: 16 September 2025	