

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01970/TCA	G1: 5 x Lime - Reduce by 1m. T1: Silver Birch - Remove one branch touching neighbours house . T2: Magnolia - Remove dead wood and reduce by 0.5m to re-balance crown . T3: Hornbeam - Reduce by 2m to re-shape	Town Farm Hitchin Road Weston Hitchin Hertfordshire SG4 7DB

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 22/00343/TCA - G1 Lime- Crown reduce to form pleached limes. T1 Fig - Crown reduce height and spread by up to 1m. T2 Silver birch - Reduce to 3m clearance from ground level over footpath. No objection.

3.0 **Representations**

- 3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 Town Farm is a grade II listed building located to the west of the junction of Hitchin Road with Damask Green Road and is within the Weston Conservation Area.

4.2 **Proposal**

- 4.2.1 Permission is sought to undertake the following works: G1: 5 x Lime - Reduce by 1m. T1: Silver Birch - Remove one branch touching neighbours house. T2: Magnolia - Remove dead wood and reduce by 0.5m to re-balance crown . T3: Hornbeam - Reduce by 2m to re-shape.

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.

- 4.3.3 The Silver Birch tree is positioned to the west of Units 2-4 Weston Barns which share a boundary with Town Farm. The tree is within close proximity to nos. 2-4 and the removal of the branch would be beneficial. The works proposed to the Magnolia and Hornbeam trees which are positioned to the front boundary with Hitchin Road appear reasonable. The five Lime trees are positioned to the southern boundary and the reduction of 1m would restore their pleached appearance. All of the trees offer a degree of amenity value, the Magnolia and Hornbeam more so given their frontage

position. Notwithstanding this, the works to the trees are considered justified in order to maintain their longer-term management and their continued contribution to the character and appearance of the Weston Conservation Area. There would appear not to be any immediate threat to the trees and therefore there is no evidence to suggest further protection is needed by way of a Tree Preservation Order.

4.4 **Conclusion**

- 4.4.1 The proposed works to the trees would not harm their amenity value to a significant degree. As such, the work would not cause such harm to the character and appearance of the Weston Conservation Area as to overcome the justification for the work.

5.0 **Recommendation**

- 5.1 **NO OBJECTION** to the proposed work.

Signed  Naomi Reynard	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 26 September 2024	