

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00734/TCA	T1, T2, T3: Leylandii - Reduce the height by approx 50%. T4: Cherry - Remove. T5, T6: Spruce - Remove	75 High Street Whitwell Hitchin Hertfordshire SG4 8AH

Submitted Plan Nos

1.0 Policies

2.0 Site History

None relevant

3.0 Representations

None received.

4.0 Planning Considerations

4.1 Site and Surroundings

T1-T3 3x Leyland Cypress (applicant's plan) subject of this application are located on the South boundary of the rear garden while T4 Cherry and T5-T6 2x Spruce (applicant's plan) also in the rear garden are on the West boundary. The trees are partly visible to the public realm. The site is within the Whitwell Conservation Area.

4.2 Proposal

T1, T2, T3: Leylandii - Reduce the height by approx 50%. T4: Cherry - Remove. T5, T6: Spruce – Remove

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, from footpaths.

4.3.2 T1-T3 are 3x large Leyland Cypress consisting of multiple stems. Leyland Cypress are known for their rapid growth and their inability (as with most conifers) to reshoot from old wood, making their size hard to contain without regular pruning. Pruning of these trees is necessary to restrict their size and prevent stem failure, which can occur, in large multi-stemmed specimens that have been unmanaged for some time. The impact of a reduction by 33% on the amenity of the surrounding area is considered to be negligible.

4.3.3 T4 Cherry is a mature tree that has been reduced in the past and as a result lacks good form. T5-T6 2x adjacent Norway Spruce are large trees of limited amenity and wildlife value, that take considerable light from neighbouring properties. As with most conifers, alternative management of these trees would make retention of their natural form difficult and their removal is unlikely to have a significant negative impact on the surroundings.

4.4 Conclusion

4.4.1 The proposed works would not result in any unacceptable adverse impact upon the character, appearance and amenity of the Whitwell 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>S. Kasparian</i> Sarah Kasparian	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 16 April 2026	