

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02720/TCA	T1: Maple - Reduction of 50% to previous pollard points	41 The Avenue Hitchin Hertfordshire SG4 9RQ

Submitted Plan Nos

Location plan

1.0 Policies

1.1 Planning Practice Guidance

Tree Preservation Orders and Trees in Conservation Areas

2.0 Site History

2.1 Various application for tree works, full details on case file.

3.0 Representations

3.1 None

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The property is located within the Hitchin conservation Area

4.2 Proposal

4.2.1 Permission is sought for

T1: Maple - Reduction of 50% to previous pollard points

4.3 Key Issues

4.3.1 The key issue for consideration is the impact that the proposed works would have on the character and appearance of the Conservation Area.

4.3.2 The works to the tree is considered justified in order to maintain their longer-term management and the continued contribution they make to the character and appearance of the Hitchin Conservation Area. The tree is not considered to be under any threat 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 would not result in any unacceptable adverse impact upon the character or appearance of the Conservation Area.

5.0 **Recommendation**

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

Signed  Andrew Hunter	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 17 December 2024	