

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00693/TCA	Hazel - Remove	29 West Lane Pirton Hitchin Hertfordshire SG5 3RA

Submitted Plan Nos

Location plan Photo

1.0 Policies

2.0 Site History

2.1 No previous history.

3.0 Representations

3.1 N/A

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The application site comprises a mid-terrace dwelling on the southern side of West Lane in a residential part of Pirton. The site is situated within the Pirton Conservation Area.

4.2 Proposal

4.2.1 Hazel – Remove

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 Pirton Conservation Area.

1.0 The tree is located in the rear garden of the property, and the application form identifies that the tree is in poor health, and requires removal. Owing to this explanation, I do not consider that it is prudent to preserve the tree. The submitted photos also demonstrate a tree that is not of significant amenity value. I do not consider that the tree is of sufficient merit to warrant protection by way of a TPO.

2.0 No objection.

4.4 **Conclusion**

The proposed works would not result in any unacceptable adverse impact upon the character and appearance of the Pirton Conservation Area.

4.5 **Alternative Options**

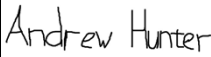
4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

4.6.1 None applicable.

5.0 **Recommendation**

5.1 No objection.

Signed  Andrew Hunter	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 11 April 2025	

