

DELEGATED FILE NOTE

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

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

26/01678/TCA

7 Leylandii Bushes - Remove

Kyrenia

Maiden Street

Weston

Hitchin

Hertfordshire

SG4 7AA

Submitted Plan Nos

2.0 **Site History**

None relevant.

3.0 **Representations**

None received.

4.0 **Planning Considerations**

4.1 **Site**

7x Leylandii (applicant's plan) are located on the North-east boundary in the rear garden of the property. The trees are not visible to the public realm and are visible to users of the adjacent allotment. The site is within the Weston Conservation Area.

4.2 **Proposal**

7 Leylandii Bushes – 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 not visible to the public realm.

4.3.2 The 7x Leylandii make up a low hedge in poor condition along rear garden boundary. The hedge is exempt from a 'section 211 notice' as Government Guidance states: *"Authorities may only use an Order to protect anything that may ordinarily be termed a tree. This would not normally include shrubs, but could include, for example, trees in a hedge or an old hedge which has become a line of trees of a reasonable height"* and therefore the removal of the 7x Leyland Cypress can be completed without further reference to the council.

4.4 **Conclusion**

4.4.1 The proposed works would not result in any adverse impact upon the character, appearance and amenity of the Weston Conservation Area.

4.5 **Alternative Options**

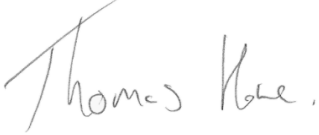
4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

4.6.1 None applicable

5.0 **Recommendation**

5.1 No objection.

Signed  Thomas Howe	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 5 August 2026	