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| <b>DELEGATED FILE NOTE</b> |
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**CASE OFFICER:** ...Francis Mabbett.....

**APPLICATION  
REFERENCE**

**BRIEF DESCRIPTION OF  
DEVELOPMENT**

**APPLICATION SITE**

26/01722/TCA

Beech - Remove.

41 High Street

Pirton

Hitchin

Hertfordshire

SG5 3PT

**Submitted Plan Nos**

**1.0    Policies**

## 2.0 **Site History**

04/01553/1TCA - Felling of 1 Ash and 1 Horse Chestnut Tree - No objection

05/01102/1TCA - Reduce crown of 3 Silver Birch trees and 1 Purple leafed plum by approx 30% - No objection

09/01980/1TCA - Remove one Silver Birch tree - No objection

23/02117/TCA - 2x Silver Birch – Remove - No objection

24/01431/TCA - Greengage – Remove - No objection

## 3.0 **Representations**

None received.

## 4.0 **Planning Considerations**

### 4.1 **Site**

Beech (applicant's plan) is located adjacent to the north-western corner of the outbuilding located to the rear of the property. The tree is partly visible to the public realm. The site is within the Pirton Conservation Area.

### 4.2 **Proposal**

Beech - 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 tree is partly visible to the public realm.

4.3.2 The Beech is a young tree that appears to have had no previous works administered and has therefore grown without restriction. The lower crown is clearly in contact with the roof of the outbuilding and the stem is positioned close to its north-western corner. The crown appears abnormally thin for Beech, which usually cast very dense shade, suggesting the tree is partly stressed. Beech can be extremely large trees in maturity and as the tree increases in size it is likely to negatively affect the outbuilding and become a nuisance. Its removal will not have any significant effect on the amenity of the surroundings as it is small and only partly visible to the public realm.

4.4 **Conclusion**

- 4.4.1 The proposed works would not result in any adverse impact upon the character, appearance and amenity 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.

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| <p>Signed</p>  <p>Thomas Howe</p> | <p>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</p> |
| <p>Determining Officer</p> <p><b>Date:</b> 5 August 2026</p>                                                         |                                                                                                                                                 |