

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01857/TCA	8 x Lime - Removal of epicormic growth to a height of 7ft, to allow clear access to the public footpath	Lime Tree House 48 High Street Whitwell Hitchin Hertfordshire SG4 8AG

Submitted Plan Nos

2.0 **Site History**

Various tree works applications at the site the most recent:

20/00112/TCA - Various tree works including removal – No objection

24/01274/TCA - 8x Lime - Re-pollard overhanging the footpath, removing epicormic growth. Lilac - Crown reduce and shape. – No objection

25/02729/TCA - G4 - 6x Ash - Fell Process and remove (Ash dieback). T4: Crack Willow - Crown Raise. T7: Crack Willow - Pollard. – No objection

3.0 **Representations**

None received.

4.0 **Planning Considerations**

4.1 **Site**

8x Lime (applicant's plan) is located to the front of the property abutting the pavement of the High Street. The trees are highly visible to the public realm. The site is within the Whitwell Conservation Area.

4.2 **Proposal**

8 x Lime - Removal of epicormic growth to a height of 7ft, to allow clear access to the public footpath

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 highly visible to the public realm.

4.3.2 8x Lime are a line of trees that have been kept as pollards for considerable time. The ability of Lime to produce and abundance of shoots means that they can quickly become obstructive and epicormic growth is a normal characteristic with this species. Removal of epicormic growth on a regular basis is in accord with normal ongoing maintenance for these trees and prevents growth from becoming dominant and causing a nuisance to passers-by. The works will improve the general appearance of the trees and is necessary to avoid obstruction to users of the footpath.

4.4 **Conclusion**

4.4.1 The proposed works would not result in any 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  Thomas Howe	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 5 August 2026	