

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02737/TCA	Honey Locus - Up to a 1.5m reduction overhanging the public footpath.	1 St Elmo Court London Road Hitchin Hertfordshire SG4 9ET

Submitted Plan Nos

1.0 Policies

1.0 **Planning Practice Guidance**

1.1 Tree Preservation Orders and Trees in Conservation Areas 2014

1.2 Hertfordshire County Council Tree and Woodland Strategy 2022–2030

1.3 North Hertfordshire Council Tree Strategy 2017

2.0 **Relevant Site History**

2.1 None relevant

3.0 **Representations**

3.1 N/a

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is located on St Elmo Court, London Road, Hitchin and is within the Hitchin Hill Path Conservation Area.

4.2 **Proposal**

4.2.1 Honey Locus - Up to a 1.5m reduction overhanging the public footpath.

4.3 **Key Issues**

4.3.1 The key issues in determining this application are: the amenity value of the tree; the impact of the proposed work on the character and appearance of the Conservation Area; any justification for the proposed work and, whether, taking full account of the above, it would be expedient and in the public interest to make a Tree Preservation Order.

4.3.2 The tree is identified on the submitted location plan and fronts London Road.

4.3.3 The tree is visible to the public realm, so holds amenity value. The proposed works are remedial. So, it is not considered that the proposed works would cause unacceptable harm to the character and appearance of the Conservation Area.

4.3.4 Due to the above reasons, I do not consider the trees to be of high enough public amenity value to warrant a Tree Preservation Order.

4.4 **Conclusion**

4.4.1 The proposed works to the tree would not cause such harm to the character and appearance of the Hitchin Hill Path Conservation Area as to overcome the justification for the work.

5.0 **Recommendation**

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

Signed <i>S. Kasparian</i> Sarah Kasparian	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 19 November 2025	