

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02687/TCA	T1: Ash - Reduce by 2m height and width. T2: Hornbeam - Reduce by 2.5-3m height. T3 & T4: Lombardy poplars - Reduce by 3m	47 High Street Whitwell Hitchin Hertfordshire SG4 8AJ

Submitted Plan Nos

Location plan Photos

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 Multiple TCAs determined as No Objection.

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 High Street, Whitwell and is within the Whitwell Conservation Area.

4.2 **Proposal**

- 4.2.1 T1: Ash - Reduce by 2m height and width. T2: Hornbeam - Reduce by 2.5-3m height. T3 & T4: Lombardy poplars - Reduce by 3m.

4.3 **Key Issues**

- 4.3.1 The key issues in determining this application are: the amenity value of the trees; 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 trees are identified on the submitted location plan and are located in the rear garden.
- 4.3.3 The trees are somewhat visible to the public realm, so hold some 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 Whitwell 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	