

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00500/TCA	T7: Silver Birch - Height reduction from 17m to 10m & spread reduction from 14m to 8m. T6: Cherry - Remove. TG1: Lawson Cypress - Reduce by 3m. T2: Cherry- Remove	Willow Corner Law Hall Lane Bendish Hitchin Hertfordshire SG4 8JH

Submitted Plan Nos

Location plan

2.0 **Site History**

- 2.1 23/00120/TCA - T3 Cypress (Lawson) - Remove. T4 Eucalyptus - Remove. T5 Cypress - Remove

3.0 **Representations**

- 3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site comprises a detached, dwelling off Law Hall Lane, Bendish. The site is situated within the Bendish Conservation Area.

4.2 **Proposal**

- 4.2.1 T7: Silver Birch - Height reduction from 17m to 10m & spread reduction from 14m to 8m. T6: Cherry - Remove.
TG1: Lawson Cypress - Reduce by 3m.
T2: Cherry- Remove

4.3 **Key Issues**

- 4.3.1 The key issue for consideration is the impact that the proposed works would have on the character and appearance of the Bendish Conservation Area.
- ☐ The trees are predominantly to the rear and side boundaries of the site, and therefore do not make immediate contributions to the visual amenities of the locality.
 - ☐ The application form seeks to justify the works by advising of the poor condition of the trees, their poor prior maintenance, and the subsequent impacts from the scale of the trees in their current form. Given the siting of the trees, and this justification, I do not consider that they are of sufficient merit to warrant protection by way of a TPO.
 - ☐ No objection.

4.4 **Conclusion**

The proposed works would not result in any unacceptable adverse impact upon the character and appearance of the Bendish 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  Naomi Reynard	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 31 March 2025	