

DELEGATED FILE NOTE

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

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

26/01387/TCA

Ash, Conifer - Fell, Process and Remove

Ivy Lodge

Fore Street

Weston

Hitchin

Hertfordshire

SG4 7AS

Submitted Plan Nos

2.0 **Site History**

01/00221/1TCA- Removal of 13 Leylandii trees– No objection

09/00691/1TCA- Reduce crown by 15% and remove branches touching house to one Ash tree– No objection

16/01869/1TCA- Remove top 1/3 of Leylandii tree (T1 on plan). Fell three Leylandii (T2, T3 and T4 on plan)– No objection

3.0 **Representations**

None received.

4.0 **Planning Considerations**

4.1 **Site**

Ash and Conifer (applicants plan) are located in the garden to the North of the house, the Ash is within the gravel driveway near to the garage. The trees are partly visible to the public realm. The site is within the Weston Conservation Area.

4.2 **Proposal**

Ash, Conifer - Fell, Process and 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 trees are partly visible to the public realm.

4.3.2 The Ash tree is a mature tree with a full crown. There are signs of bulging and swelling of the main stem near the point of crown break at around 2-3m above ground level. This will be associated with the cavity at this point on the south side and suggests additional wood has been laid down by the tree in response to excessive movement of the crown above, caused by a reduction in sound wood through increased decay within the cavity area. This significant defect means it is not suitable for protection by a Tree Preservation Order.

4.3.3 The conifer identified as a Cypress is small and therefore not significant enough in size or prominence to contribute more than minimal amenity to the surrounding area and its removal is unlikely to have any major negative impact.

4.4 **Conclusion**

- 4.4.1 The proposed works would not result in any unacceptable adverse impact upon the character, appearance and amenity of the Weston 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: 26 June 2026	