

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01398/TCA	T1: Elm - Fell. T2: Pyrus - Fell. T3 Silver Maple - 20% crown reduction. T4: Norway Maple - 20% crown reduction. T5: Cherry - Fell.	Gardens Cottage High Street Codicote Hitchin Hertfordshire SG4 8HZ

Submitted Plan Nos

2.0 **Site History**

19/02703/TCA - T1 Oak – Fell – No objection

3.0 **Representations**

None received.

4.0 **Planning Considerations**

4.1 **Site**

T1: Elm, T2: Pyrus, T3 Silver Maple, T4: Norway Maple T5: Cherry (applicants plan) are all located in the rear garden of the property to the southern end of the site. Some trees are partly visible to the public realm while others are not. The site is within the Codicote Conservation Area.

4.2 **Proposal**

T1: Elm - Fell. T2: Pyrus - Fell. T3 Silver Maple - 20% crown reduction. T4: Norway Maple - 20% crown reduction. T5: Cherry - Fell.

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 not visible to the public realm.

4.3.2 T1: Elm is dead. Dead trees are an exception to a 'section 211 notice' but 5 working days prior written notice must be given to the authority before cutting down or carrying out other work on a dead tree. The tree can be removed without further reference to the council.

4.3.3 T2: Pyrus is a small tree partly visible to the public realm as it is located close to the main road, however it is not significant in size or prominence to contribute more than minimal amenity to the area and its removal is acceptable.

4.3.4 T3 Silver Maple, T4: Norway Maple T5: Cherry are set further back in the site mainly out of public view and are located fairly close together. Their close proximity to each other is causing them to become overcrowded and outgrow their context as they compete for light. The proposed works to these trees will have a negative impact on their amenity, but will provide more growing space to surrounding trees and will allow them to be retained without becoming over bearing. The impact on amenity is

anticipated to be short-term only and the works are suitable to improve tree form and growing environment.

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 Codicote 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	