

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02777/TCA	G7: Common Ash - Remove dead wood. Trim branches to source on trunk arising around 4m above ground level. Reduce tip of the branch. Main cut approx 9.5m above ground level. G8: English Yews - Crown lift over the driveway to clear 3.5m. Remove ivy and treat at the base of the trees. G9: Group Leyland Cypress - Remove, grind stumps to 250mm below ground level. 10: Norway Maple - Remove branch measuring about 120mm in diameter overhanging the road to source on trunk. 11: Sycamore - Remove dead wood throughout crown and remove to source on trunk lowest cluster of 3no. branches overhanging the road. 12: White Willow - Reduce to approx 4m in height. 13, 14: Sycamore - Prune to clear 5.5m over road, and 1.5m back from kerb-line. 15: Mixed - Prune to clear 5.5m over road, and 1.5m back from kerb-line. 17: Apple - Remove including stump. 18: Purple Plum - Remove; grind stump to 250mm below	Ravensburgh Barton Road Hexton Hitchin Hertfordshire SG5 3JN

ground level. 19: English Yew - Remove;
grind stump to 250mm below ground
level

Submitted Plan Nos

1.0 Policies

2.0 Site History

- 2.1 25/00665/FPH - Part two storey and part first floor front extension and single storey rear extension. Insertion of dormer windows to front; rear and side roofslopes. Insertion of ground floor front window following removal of existing garage doors to facilitate conversion of garage into living room. Erection of detached double garage and installation of front hardstanding. Installation of replacement front entrance gates and 1.8m high wing walls (as a variation of planning permission 24/02737/FPH granted 25.02.2025) – Conditional Permission
- 2.2 24/02737/FPH - Part two storey and part first floor front extension and single storey rear extension. Insertion of ground floor front window following removal of existing garage doors to facilitate conversion of garage into living room. Erection of detached double garage and installation of front hardstanding. Installation of replacement front entrance gates and 1.8m high wing walls – Conditional Permission

3.0 Representations

- 3.1 None.

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 The application site comprises a dwelling off Barton Road, Hexton. The site is within the Hexton Conservation Area.

4.2 **Proposal**

- 4.2.1 Consent is sought for:

G7: Common Ash - Remove dead wood. Trim branches to source on trunk arising around 4m above ground level. Reduce tip of the branch. Main cut approx 9.5m above ground level.

G8: English Yews - Crown lift over the driveway to clear 3.5m. Remove ivy and treat at the base of the trees.

G9: Group Leyland Cypress - Remove, grind stumps to 250mm below ground level.

10: Norway Maple - Remove branch measuring about 120mm in diameter overhanging the road to source on trunk.

11: Sycamore - Remove dead wood throughout crown and remove to source on trunk lowest cluster of 3no. branches overhanging the road.

12: White Willow - Reduce to approx 4m in height.

13, 14: Sycamore - Prune to clear 5.5m over road, and 1.5m back from kerb-line.

15: Mixed - Prune to clear 5.5m over road, and 1.5m back from kerb-line.

17: Apple - Remove including stump.

18: Purple Plum - Remove; grind stump to 250mm below ground level.

19: English Yew - Remove; grind stump to 250mm below ground level.

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 Hexton Conservation Area.

- ☐ The trees are located to the principal and side boundaries, and to the centre of the site. Some views can be gained from the public realm to the front of the site, and from vantage points in the surrounding area.
- ☐ This application is supported by a tree survey prepared by "John Cromar's Arboricultural Company Limited" and reference S1489-J2-R2.
- ☐ The tree survey recommends these works, and was prepared by an arboriculturist.
- ☐ Given that the works are remedial and do not result in the loss of the trees, it is considered that the proposal is acceptable.
- ☐ For the trees proposed to be felled, the report recommends their felling and therefore, given the recommendation by the tree surgeon, the works are considered to be acceptable.

4.4 **Conclusion**

The proposed works would not result in any unacceptable adverse impact upon the character and appearance of the Hexton 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  Paul Chaston Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 5 December 2025	