

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02675/TCA	Silver Birch - Remove	8 St Albans Road Codicote Hitchin Hertfordshire SG4 8UT

Submitted Plan Nos

Location plan

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 03/01384/1TCA - Removal of 2 Sycamore trees
- 2.2 99/01434/1TCA - Pollard two Sycamore trees

No Objection

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 St Albans Road, Codicote and is within the Codicote Conservation Area.

4.2 **Proposal**

4.2.1 Silver Birch - Remove

4.3 **Key Issues**

4.3.1 The key issues in determining this application are: the amenity value of the tree; 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 tree is identified on the submitted location plan and is located in the rear garden.

4.3.3 The tree is somewhat visible to the public realm, so holds some amenity value. The proposed works to fell are justified as the tree has birch polypore on the majority of one side; thus, the tree would not be considered a worthy enough specimen to warrant a TPO. 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 Codicote Conservation Area as to overcome the justification for the work.

5.0 **Recommendation**

5.1 **NO OBJECTION** to the proposed work.

Signed	
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<i>S. Kasparian</i> Sarah Kasparian Determining Officer Date: 21 November 2025	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF