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| <b>DELEGATED FILE NOTE</b> |
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**CASE OFFICER:** ...Francis Mabbett.....

**APPLICATION  
REFERENCE**

**BRIEF DESCRIPTION OF  
DEVELOPMENT**

**APPLICATION SITE**

26/00656/TCA

T1 - T6: Leyland Cypress - Crown  
reduction of of 33%

36 Broadwater Avenue

Letchworth Garden City

Hertfordshire

SG6 3HF

**Submitted Plan Nos**

**1.0     Policies**

2.0 **Site History**

06/02377/1TCA, 20/01270/TCA

3.0 **Representations**

None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

T1 – T6 Leyland Cypress (applicant's plan) subject of this application are located in the rear garden on East boundary of the site. The trees are not visible to the public realm. The site is within the Letchworth Conservation Area.

4.2 **Proposal**

T1 - T6: Leyland Cypress - Crown reduction of 33%

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-T6 are a line of Leyland Cypress forming a tall hedge that offers screening between properties on their rear boundaries. Leyland Cypress are known for their rapid growth and their inability (as with most conifers) to reshoot from old wood, making their size hard to contain without regular pruning. Pruning of these trees is necessary to restrict their size and prevent them from becoming overbearing and unmanageable. The impact of a reduction by 33% on the surrounding area is considered to be negligible.

**Conclusion**

4.4.1 The proposed works would not result in any unacceptable adverse impact upon the character, appearance and amenity of the Letchworth 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.

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| <p>Signed</p> <p><i>Paul Chaston</i></p> <p>Paul Chaston</p> <p>Determining Officer</p> | <p>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</p> |
| <p><b>Date:</b> 10 April 2026</p>                                                       |                                                                                                                                                 |