

DELEGATED FILE NOTE

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

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

26/00616/TCA

Sycamore (species amended)- Removal

174 Wilbury Road

Letchworth Garden City

Hertfordshire

SG6 4JA

Submitted Plan Nos

1.0 Policies

2.0 **Site History**

11/02147/1TCA - Reduction of 3 Sycamore Trees by approximately 30%.

No objection

21/02993/TCA - Thuja - Reduce height by 1.5m and re-shape top, trim back lightly above adjacent garden. Eucalyptus - Reduce height by 5m down to previous points. Reduce spread on all sides by 1.5m to shape. 2x Sycamore - Reduce height by 5-5.5m down to 2m above previous points. Reduce spread by 2.5m to shape.

No objection

26/00110/TCA - Conifer – Remove – No objection

3.0 **Representations**

None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

Ref 1 Sycamore (amended) (applicant's plan) subject of this application is located in the rear garden on West boundary of the site. The tree is partly visible to the public realm. The site is within the Letchworth Conservation Area.

4.2 **Proposal**

Sycamore (amended) - Removal

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 tree is partly visible to the public realm.

4.3.2 Ref 1 Beech was identified as a Sycamore and is one of a pair of Sycamores on the boundary fence line, both trees have been previously reduced and good regrowth since the works is present, indicating normal vigour. The tree is set back from the public realm and its visibility is regarded as limited. Its form due to previous tree works is indifferent and being potentially a large tree, it's location in a small garden means it will quickly outgrow it's context if not regularly pruned. The tree contributes only moderately to the amenity of the area and is therefore not considered suitable for protection under a Tree Preservation Order.

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.

Signed  Paul Chaston Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 10 April 2026	