

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01893/TCA	3x Evergreen - Remove	17 Graveley Road Great Wymondley Hitchin Hertfordshire SG4 7EX

Submitted Plan Nos

Location plan and photos

1.0 Policies

2.0 Site History

2.1 No relevant history.

3.0 Representations

3.1 N/A

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The application site comprises a semi-detached, dwelling on Graveley Road, in a residential part of Hitchin. The site is situated within the Hitchin Conservation Area.

4.2 Proposal

4.2.1 3x Evergreen - Remove

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 Hitchin Conservation Area.

- 1.0 The trees are located in the rear garden and have limited visibility from the public realm.
- 2.0 No justification has been provided for the works. However, I do not object to the proposed felling of the trees due to their limited amenity value.
- 3.0 The trees are not of significant quality to warrant the further protection granted by a Tree Preservation Order.

4.4 **Conclusion**

The proposed works would not result in any unacceptable adverse impact upon the character and appearance of the Hitchin 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  Alex Howard Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 3 October 2024	

