

DELEGATED FILE NOTE

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

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

26/00966/TCA

Ash - Fell to ground level

21 Walsworth Road

Hitchin

Hertfordshire

SG4 9SP

Submitted Plan Nos

1.0 Policies

2.0 **Site History**

22/01797/TCA- 4x Leylandii - Trim overhanging branches - No objection

23/00006/TCA - 2 x large Conifers - Fell. 2 x Smaller Conifers - Fell - No objection

3.0 **Representations**

None received.

4.0 **Planning Considerations**

4.1 **Site**

T1 Ash (applicant's plan) is located in a prominent position within the front garden of the property adjacent to Walsworth Road. The tree is highly visible to the public realm and to surrounding properties. The site is within the Hitchin Conservation Area.

4.2 **Proposal**

Ash - Fell to ground level

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 highly visible to the public realm.

4.3.2 T1 Ash is a prominent tree that has reached maturity, but is dominated by extensive Wisteria growth throughout the crown. The scaffold branches are showing signs of possible Bacterial Canker infection, although not generally fatal it can provide access for other pathogen infection in areas of cambium death and can cause some die back. A large cavity is present, at approx. 2m above ground level on the South side and is the result of a previous large limb loss or removal. Callus growth is large indicating age to the wound, but it is unlikely to occlude completely and decay is present low in the tree. Small remains of *Inonotus hispidus* fungal bracket was observed on a lower scaffold branch, which will likely, (if it has not already), spread into other branches and the main stem and may be partly the cause of the aforementioned cankering. *I. hispidus* on Ash is portentous as weakening of the wood occurs at an early stage meaning breakage of the affected branch or trunk could be imminent. There is obvious structural damage to the adjacent front and side boundary walls, most likely caused by the proximity of the tree and so it could be regarded as causing an existing nuisance. Given the Ash tree's condition, with obvious defects present, the existing pathogen, its position close to the highway, with structural damage to the boundary walls, it is considered unsuitable for long-term retention and protection by a Tree Preservation Order (TPO) is not recommended.

4.4 **Conclusion**

4.4.1 The proposed works would not result in any unacceptable adverse impact upon the character, appearance and amenity 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  Melissa Tyler	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 8 May 2026	