

DELEGATED FILE NOTE

CASE OFFICER: ...Kayleigh Aberly.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/02217/TCA	T1: London Plane - Reduce by 30%.	Suite 4A 30 Bancroft Hitchin Hertfordshire SG5 1LE

Submitted Plan Nos

1.0 Policies

2.0 Relevant Site History

2.1 None

3.0 Representations

3.1 N/A

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The tree is located to the rear of number 30 Bancroft within a car park serving multiple buildings and is within the Hitchin Conservation Area. The tree is significant in scale and contributes positively to the amenity. Whilst the tree is behind the main street it is in the public realm for those who use the area.

4.2 Proposal

4.2.1 Permission is sought to undertake the following works:

T1: London Plane - Reduce by 30%.

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.
- 4.3.3 The proposal enables remedial works to be undertaken to the tree, which is considered reasonable and would help secure its longer-term management and retain the character and appearance of the Conservation Area.
- 4.3.4 There is no threat to the tree, therefore I do not consider a Tree Preservation Order to be appropriate.
- 4.4 **Conclusion**
- 4.4.1 The proposed works would not result in the loss of the tree. It is therefore considered that the works would not result in any unacceptable harm to the amenity value of the tree, nor to the character and appearance of the Hitchin Conservation Area that would outweigh the justification for the works.
- 5.0 **Recommendation**
- 5.1 **NO OBJECTION** to the proposed work.

Signed  Naomi Reynard Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
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Date: 25 September 2026	
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