

DELEGATED FILE NOTE

CASE OFFICER: ...Kayleigh Abery.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/02240/TCA	T1 ,T2: Ash - To raise and reduce canopy and all heavy loading branches to a minimum clearance of 3m from ground level	Gregans House 34 Bedford Road Hitchin Hertfordshire SG5 1HF

Submitted Plan Nos

1.0 Policies

2.0 Relevant Site History

2.1 25/00661/TCA: Elder, Cherry, Yew - Raise by 5m. 17.03.2025 – **No objection**

3.0 Representations

3.1 N/A

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The trees are located at the rear of the car park behind a health care setting at Gregans House which is within the Butts Close Conservation Area. The trees are within the public realm for users of the car park however they are behind the main building and are not visible to the users of Bedford Road. The Ash trees are well established, are a substantial size and appear in healthy condition. The lower branches are encroaching into the car park.

4.2 Proposal

4.2.1 Permission is sought to undertake the following works:

T1 & T2: Ash - To raise and reduce canopy and all heavy loading branches to a minimum clearance of 3m from ground level

4.3 **Key Issues**

4.3.1 The key issues in determining this application are the amenity value of the trees; 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 trees are identified on the submitted location plan.

4.3.3 The proposal enables remedial works to be undertaken to the trees, which are considered reasonable and would help secure their longer-term management and retain the character and appearance of the Conservation Area.

4.3.4 There is no threat to the trees, 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 trees. It is therefore considered that the works would not result in any unacceptable harm to the amenity value of the trees, nor to the character and appearance of the Butts Close Conservation Area that would outweigh the justification for the works.

5.0 **Recommendation**

5.1 **NO OBJECTION** to the proposed work.

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