

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

24/02003/TCA

T3, T4: Sycamore - Fell. T1: Cherry -
Reduce by 1m. T2: Willow - Fell. T5:
Sycamore - Reduce large limb

41 Shott Lane
Letchworth Garden City
Hertfordshire
SG6 1SD

Submitted Plan Nos

1.0 Policies

1.0 **Planning Practice Guidance**

1.1 Tree Preservation Orders and Trees in Conservation Areas 2014

1.2 Hertfordshire County Council Tree and Woodland Strategy 2022–2030

1.3 North Hertfordshire Council Tree Strategy 2017

2.0 **Relevant Site History**

2.1 None.

3.0 **Representations**

3.1 LGCHF – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is located on Shott Lane, LGC and is within the Letchworth Conservation Area.

4.2 **Proposal**

4.2.1 T3, T4: Sycamore - Fell. T1: Cherry - Reduce by 1m. T2: Willow - Fell. T5: Sycamore - Reduce large limb.

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 and are located in the rear garden.

4.3.3 T1, T2 and T5 are mature and appear visually healthy and the applicant has not submitted any arboricultural report to dispute this. T3 and T4 are dead.

4.3.4 When viewing the site from the street scene the trees are somewhat visible and therefore contributes some towards the character and appearance of the Letchworth Conservation Area; however, it has no public amenity value as there is no access to the rear green space which is private to the site and surrounding houses.

4.3.5 Due to the above reasons, I do not consider the trees to be of high enough public amenity value to warrant a Tree Preservation Order.

4.4 **Conclusion**

4.4.1 The proposed work to the trees would not cause such harm to the character and appearance of the Letchworth Conservation Area as to overcome the justification for the work.

5.0 **Recommendation**

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

Signed  Melissa Tyler	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 10 October 2024	