# DELEGATED FILE NOTE

**CASE OFFICER:** …Ben Glover……

| APPLICATION REFERENCE | BRIEF DESCRIPTION OF DEVELOPMENT | APPLICATION SITE |
|---|---|---|
| 18/00448/TPO | T1,2,3 Silver Birch - Crown reduce by up to 2.5m back to good viable growth points. T4 Prunus - Crown reduce by 1m. | Land At<br>Tudor Court<br>Hitchin<br>Hertfordshire<br>SG5 2BE |

**Submitted Plan Nos**
Location plan

**1.0 Policies**

**1.1 Policies**

**Planning Practice Guidance**

Tree Preservation Orders and trees in conservation areas.

2.0 **Site History**

2.1 None relevant

3.0 **Representations**

3.1 No consultation undertaken.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The trees subject of this application are sited within a small common situated within Tudor Court in Hitchin.

4.2 **Proposal**

4.2.1 Crown reduce by up to 2.5m back to good viable growth points on T1, T2 and T3 Silver Birch trees. Crown reduce T4 Prunus.

4.3 **Key Issues**

4.3.1 The key issue for consideration is the impact the proposed works would have on the appearance of the tree and its wider impact on the character and appearance of the area.

4.3.2 The works to the tree appears to be reasonable and proportionate in relation to the size of the trees. I do not consider that the proposed works would result in any unacceptable harm to the tree and its overall contribution to the wider character of the area.

4.4 **Conclusion**

4.4.1 The proposed works would have an acceptable impact on the tree in question and not reduce its overall amenity value.

5.0 **Recommendation**

5.1 Conditional consent is **GRANTED** subject to the following conditions:

1. The works shall be undertaken only by a competent and suitably qualified arboricultural contractor or tree surgeon as capable of carrying them out to an acceptable standard.Reason: In order that the works are undertaken by a suitably qualified contractor.

2. The works shall be carried out to conform to British Standard 3998 - Recommendations for Tree Work and in a manner so as to ensure that the natural and aesthetic appearance of the trees are maintained to the satisfaction of the Local Planning Authority.Reason: In order to ensure that the works are undertaken to an acceptable standard which will not harm the health of the tree(s).

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| Signed<br><br>Tom Rea<br><br>Determining Officer | Development Management<br>North Hertfordshire District Council<br>Council Offices<br>Gernon Road<br>Letchworth<br>Herts<br>SG6 3JF |
| **Date:** 12 April 2018 | |