

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02053/TCA	Various works including removal	Corrie Wood 9 Hitchin Road Letchworth Garden City Hertfordshire SG6 3LT

Submitted Plan Nos

Site plan Report

1.0 Policies

2.0 Site History

2.1 Multiple consents for previous works to trees.

3.0 Representations

3.1 n/a

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The application site is a detached, two storey dwelling on the south side of Hitchin Road in a residential part of Letchworth Garden City. The area is covered by the Letchworth Conservation Area and the property is a grade II listed building.

4.2 Proposal

4.2.1 Consent is sought for works to 11 trees within the garden of Corrie Wood. The works include removal of deadwood, decaying and/or dead limbs to 9 trees of various species and the removal of an Ash tree at the right side of the house and a small cherry at the front of the house.

4.2.2 Details of reasons for tree management are set out in the Tree Condition Survey by Evoke Tree Services Ltd following an inspection on site on 9th August 2024.

4.3 Key Issues

4.3.1 The key issues in determining this application are:

- 1.0 the amenity value of the trees;
- 2.0 the impact of the proposed work on the character and appearance of the Conservation Area;
- 3.0 any justification for the proposed work; and
- 4.0 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 subject to the application are spread throughout the site. Only those fronting the Hitchin Road are clearly visible from the street. The proposed works to the trees fronting onto Hitchin Road are modest in scale and would not result in the loss of the trees. The works would not significantly impact the positive contribution the trees makes to the Conservation Area. There does not appear to be any immediate threat to the trees and therefore there is no evidence to suggest further protection is needed via a Tree Preservation Order.

4.3.3 Consent is sought to remove two trees. An ash tree that is causing damage to the foundations of the house and boundary fence and a small cherry in front of the house which is in poor condition. Neither tree makes a significant contribution the conservation area and their removal will cause no harm to the overall character and appearance of the conservation area. They are not worthy of further protection is needed via a Tree Preservation Order.

4.4 Conclusion

4.4.1 The proposed works would not result in any unacceptable adverse impact upon the character and appearance of the Conservation Area.

4.5 Alternative Options

4.5.1 None applicable

5.0 Recommendation

5.1 No objection.

Signed	Development Management
--------	------------------------

 Tom Rea	North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 14 October 2024	