

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01781/TCA	Removal of T1 - Mature Black Lotus Tree	3 Bell Mews Codicote Hitchin Hertfordshire SG4 8EW

Submitted Plan Nos
location map

1.0 **Policies**

2.0 **Site History**

2.1 Applications for tree works.

3.0 **Representations**

3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises a residential dwelling, off Bell Mews, near to Codicote High Street. The site is situated within the Codicote Conservation Area.

4.2 **Proposal**

4.2.1 Removal of T1 - Mature Black Lotus Tree

4.3 **Key Issues**

4.3.1 The key issue for consideration is the impact that the proposed works would have on the character and appearance of the Codicote Conservation Area.

- 1.0 The tree is located in the rear garden and has limited visibility from the public realm.
- 2.0 The application form advises the tree requires felling due to persistent bird fouling in the garden and seek to replace the tree with a native species that does not attract fouling. Given this justification and given the obscured nature of the tree, I do not consider that it is of sufficient merit to warrant protection by way of a TPO.
- 3.0 No objection.

4.4 Conclusion

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

4.5 Alternative Options

4.5.1 None applicable

4.6 Pre-Commencement Conditions

4.6.1 None applicable.

5.0 Recommendation

5.1 No objection.

Signed <i>S. Kasparian</i> Sarah Kasparian	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 18 August 2025	

