DELEGATED FILE NOTE

CASE OFFICER: …Ben Glover……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00426/TCA	T1 Apple - Reduce by up to 2m. T2 Apple - Reduce by up to 1m.	18 Verulam Road Hitchin Hertfordshire SG5 1QE

Submitted Plan Nos
Location plan

1.0 Policies

1.1 **Planning Practice Guidance**

Tree Preservation Orders and Trees in Conservation Areas

2.0 **Site History**

2.1 None relevant.

3.0 **Representations**

3.1 None required.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 18 is situated on the east side of Verulam Road within a predominately residential part of the Hitchin Conservation Area.

4.2 **Proposal**

4.2.1 Consent is sought for the reduction of two apple trees situated within the rear garden of the property. T1 Apple Tree – Reduce by up to 2m and T2 Apple Tree – Reduce by up to 1m.

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 Hitchin Conservation Area.

4.3.2 The proposed works are to trees that are all located in the rear garden of the property and which do not make a significant contribution to the area. Consequently, I do not consider that the proposed works would result in any harm to the character and appearance of the Hitchin Conservation Area in this location.

4.4 **Conclusion**

4.4.1 The proposed works would not result in any harm to the character or appearance of the Hitchin Conservation Area.

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 13 March 2018	