

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/1007/TCA	Lime - Remove	Windmill House Bennetts Lane Rushden Buntingford Hertfordshire SG9 0SH

Submitted Plan Nos

Location plan

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 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 Windmill House is a grade II listed building located in the Rural Area beyond the Greenbelt and is within the Rushden Conservation Area.

4.2 **Proposal**

4.2.1 Permission is sought to undertake the following works:

Lime – Remove.

4.3 **Key Issues**

4.3.1 The key issues in determining this application are; the amenity value of the tree; 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 tree is identified on the submitted plan and the application is accompanied by photographs which show the proximity of the tree to the north side of an existing outbuilding which is located beyond the residential curtilage of Windmill House to the south.

4.3.3 Photographs and a site visit confirm that the tree abuts an outbuilding with its root system haven broken through the surface of the ground to an extent that prevents the double doors to the outbuilding from fully opening and thereby limiting its use.

4.3.4 The tree is an attractive, mature specimen which appears visually healthy and can be seen in part from Bennetts Lane to the east.

4.3.5 I accept that the tree is set considerably back from Bennetts Lane which reduces its public amenity value. In terms of its individual impact, whilst the tree is an all-round attractive specimen, limited views of the tree means that the impact of its felling would not, in my view, result in harm to the character or appearance of the Rushden Conservation Area, this would be the case in terms of the wider impact, given existing tree coverage in the area. This, together with the impact the tree is causing to the functioning of the existing outbuilding would mean that a Tree Preservation Order would not be appropriate.

4.4 **Conclusion**

4.4.1 The proposed felling of a Lime tree would not cause such harm to the character or appearance of the Rushden Conservation Area as to overcome the justification for the work.

5.0 **Recommendation**

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

Informative/s:

1. In an effort to combat climate change, North Hertfordshire Council advises that a native tree be planted within the same area of the property following removal of the Lime tree. Please make sure you are familiar with the planting season which runs from 1st November until 31st March, this will give the tree the best chance of survival.

Signed  Paul Chaston Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 9 May 2025	