

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

24/02254/TCA

G1: Mixed Cypress group - Reduce in height by 5-6 m (approx 40% in height) and bring the sides into shape

52 Wymondley Road
Hitchin
Hertfordshire
SG4 9PT

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 12/01131/1TCA - Crown reduce by 30% and remove ivy from aerial to one Hawthorn tree (T1). Crown lift to 3m by removal of lowest five branches to one Acer Maple tree (T2). Crown lift to 4m to one Norway Maple tree (T3). Remove one Lawson Cypress tree (T4) Remove two False Cypress trees (T5 and T6).

No Objection

14/02499/1TCA - Remove one Norway maple, one Holly and one Sycamore tree (T1, T2 and T10 on plan). Crown lift 4 Sycamore Trees (T6-9 on plan) to 5m and reduce crowns by 30%.

No Objection

16/00690/1TCA - Cut back overhanging limbs of 1 Maple tree (T3) to within garden boundary

No Objection

16/02747/1TCA - Reduce and balance crown by up to 4m of 1 Norway Maple (T1); Reduce and shape by up to 2m 1 Silver Birch (T4); Fell 1 Cherry tree (T5); Fell 3 Conifer trees (T6, T7, T8); Reduce high limbs and remove two lowest limbs to shape and balance 1 Conifer tree (T9).

No Objection

19/00633/TCA - T1 Cotoneaster - Reduce to previous reduction points. T2 Holly - Fell to ground level.

No Objection

20/01299/TCA - G1 Thoja Group - Fell to ground level. T2 Maple - Crown reduce to previous points. T3 Sycamore Group - Crown lift to 5m over the road and reduce remaining back to previous points.

No Objection

22/02748/TCA - G1 Cotoneaster, laurel, Apple - Reduce Cotoneaster back to previous points and reduce the left hand side of the Laurel to match the right hand side remove the main leader from the Apple. T1 Silver birch - Remove lowest limb on the left hand side. Trim back the adjacent Conifer. T2 Western red cedar - Remove failing limb

No Objection

3.0 **Representations**

3.1 None

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is located on Wymondley Road and is within the Hitchin Conservation Area.

4.2 **Proposal**

4.2.1 G1: Mixed Cypress group - Reduce in height by 5-6 m (approx 40% in height) and bring the sides into shape

4.3 **Key Issues**

- 4.3.1 The key issues in determining this application are: the amenity value of the trees; 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 trees are identified on the submitted location plan and are located in the side/rear garden.
- 4.3.3 The trees are mature and appear visually healthy and the applicant has not submitted any arboricultural report to dispute this.
- 4.3.4 When viewing the site from the street scene the trees are highly visible; therefore, they contribute towards the character and appearance of the Hitchin Conservation Area; however, the works are to maintain the trees so will not affect public amenity value.
- 4.3.5 Due to the above reasons, I do not consider the trees to be of high enough public amenity value to warrant a Tree Preservation Order.

4.4 **Conclusion**

- 4.4.1 The proposed work to the trees would not cause such harm to the character and appearance of the Hitchin Conservation Area as to overcome the justification for the work.

5.0 **Recommendation**

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

Signed  Andrew Hunter Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 21 October 2024	