

DELEGATED FILE NOTE

CASE OFFICER: ...Francis Mabbett.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/03134/TCA	T1: Oak - Fell to ground level. T2: Sycamore - Reduce by 30% due.	16 Gosmore Ley Close Gosmore Hitchin Hertfordshire SG4 7QJ

Submitted Plan Nos

2.0 **Site History**

None relevant.

3.0 **Representations**

None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

T1 Oak and T2 Sycamore (applicant's plan) trees subject of this application are located in the rear garden of the site. The site is within the Gosmore Conservation Area. The trees are not clearly visible from the public realm but are partly visible to surrounding properties.

4.2 **Proposal**

T1 - Oak Tree - Fell to ground level due to an acute lean over neighbouring boundary and a low amenity specimen. T2 - Sycamore tree - Reduce by 30% due to excessive shading

4.3 **Key Issues**

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

4.3.1 The trees are located to rear of the property and not clearly visible to the public realm.

4.3.2 T1 Oak is young, leaning and very close to, if not in contact with the boundary wall which is of some age. It leans to the SE with a clear crooked elbow shape to the stem creating a potential 'hazard beam'. It is unlikely to make a good tree in maturity and its removal will mitigate potential future damage to the wall.

4.3.3 T2 was identified as a Hornbeam but as no other trees (apart from T1 Oak) were located within the rear garden it was clear the applicant must be referring to this tree. This tree is young with an upright habit. A crown reduction of 30% will have a negative impact on the amenity of this tree but the work should not be detrimental to its health and

it should respond well to pruning. The works will allow more light to what is a small garden.

- 4.3.4 The proposed works will have little overall impact on the amenity of the surrounding area.

4.4 **Conclusion**

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

4.5 **Alternative Options**

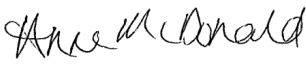
- 4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

- 4.6.1 None applicable

5.0 **Recommendation**

- 5.1 No objection.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 23 December 2025	