

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02122/TCA	T1: Sycamore - Remove	22 Sollershott East Letchworth Garden City Hertfordshire SG6 3JN

Submitted Plan Nos

Location plan Photos

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 21/01732/TCA - T1 False Acacia - Fell to ground level.

91/01117/1TCA - Trees in a Conservation Area: Felling of Lime Tree.

No Objection

Consent

3.0 **Representations**

3.1 LGCHF – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is located on Sollershott East, LGC and is within the Letchworth Conservation Area.

4.2 **Proposal**

4.2.1 T1: Sycamore - 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 location plan and is located in the rear garden.

4.3.3 The tree is mature and appears 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 tree is somewhat visible and therefore contributes some towards the character and appearance of the Letchworth Conservation Area; however, it has no public amenity value as there is no access to the rear green space which is private to the site and surrounding houses.

4.3.5 Due to the above reasons, I do not consider the tree 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 tree would not cause such harm to the character and appearance of the Letchworth Conservation Area as to overcome the justification for the work.

5.0 **Recommendation**

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

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 10 October 2024	