

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02056/TCA	T1: Yew - Remove	Flat 6 42 Upper Tilehouse Street Hitchin Hertfordshire SG5 2EE

Submitted Plan Nos

Location plan

1.0 Policies

2.0 Site History

2.1 None relevant.

3.0 Representations

3.1 n/a

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The site is located to the rear of no 42 (Lewesford House) on Upper Tilehouse Street. The site is accessed via a driveway to the rear of no 42, leading to a turning area and parking spaces. The area is landscaped with grass and some trees. The yew tree is sited at the rear of the parking area, close to the boundary wall between nos 42 and 43. Nos 42 and 43 are listed. The boundary wall between the gardens of are not listed.

4.1.2 The site is within a Conservation Area.

4.2 Proposal

4.2.1 Consent is sought to remove the yew tree. Reasons for the removal are set out in the application form and state that it is overhanging the neighbouring garden, impacting the heritage wall and encroaching on the parking area of the property. The applicant intends to

replace the yew tree with an alternative tree in a more suitable location away from the heritage brickwork.

4.3 Key Issues

4.3.1 The key issues in determining this application are:

1.0 the amenity value of the tree;

2.0 the impact of the proposed work on the character and appearance of the Conservation Area;

3.0 any justification for the proposed work; and

4.0 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 yew tree is mature and makes a positive contribution to the rear garden and parking area of no 42. However, the tree is not visible from the street and does not make any contribution to the character and appearance of the Conservation Area. It was also noted during the site visit that the tree has some substantial damage to the side and does not appear to be particularly healthy on this side.

4.3.3 It is noted that the tree is sited very close to the boundary wall between the gardens of the listed buildings of nos 42 and 43 Upper Tilehouse Street. Whilst the wall itself is not listed, it does make a positive contribution to the garden area and the setting of the listed buildings.

4.3.4 The removal of the tree would be a loss to the rear garden area but would not have an impact on the character and appearance of the Conservation Area. On balance it is considered that the removal of the tree to preserve the wall is acceptable.

4.3.5 The tree is not a sufficiently significant tree in terms of its amenity value to warrant protection via a Tree Preservation Order.

4.4 Conclusion

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

4.5 Alternative Options

4.5.1 None applicable

5.0 Recommendation

5.1 No objection.

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