

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00257/TCA	T1: Yew - Reduce by 2m	Elm Tree Farmhouse Hambridge Way Pirton Hitchin Hertfordshire SG5 3QS

Submitted Plan Nos

1.0 Policies

2.0 Site History

None relevant.

3.0 Representations

None received.

4.0 Planning Considerations

4.1 Site and Surroundings

T1 Yew (applicant's plan) subject of this application is located at the front of the property close to the SW corner of the house. The tree is highly visible to the public realm and is visible to surrounding properties. The site is within the Pirton Conservation Area.

4.2 **Proposal**

T1: Yew - Reduce by 2m

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 tree is highly visible to the public realm.

4.3.2 The Yew the tree appeared healthy and vigorous with reasonable form. The tree is in a prominent position grows close to the building. The proposed works will have a negative impact on the amenity of the tree, but will mitigate the potential direct damage caused by branches coming into contact with the building and would also reduce shading of the property. The Yew reduction by 2m is considered to be reasonable and is unlikely to be detrimental to the health of the tree as Yew has a high resistance to decay. The tree should respond well to pruning and the impact on the amenity will be short term.

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 Pirton 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  Naomi Reynard Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 27 February 2026	