

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/03171/TCA	T1: Sycamore - Remove	Springfields Bury End Pirton Hitchin Hertfordshire SG5 3QB

Submitted Plan Nos

2.0 **Site History**

None relevant.

3.0 **Representations**

None

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

The Sycamore No. 1 (applicant's plan) subject of this application is located close to the south boundary fence at the front of the property. The site is within the Pirton Conservation Area. The tree is partly visible to the public realm and surrounding properties.

4.2 **Proposal**

T1: Sycamore - Remove

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 partly visible to the public realm.

4.3.2 The Sycamore is a mature tree that has been crown lifted and heavily reduced over the driveway on the north-west side, with the remaining crown untouched leaving a very asymmetric form and unbalanced crown.

A large severed structural root was visible on the south side probably for the installation of the fence, further nonvisible root severance is possible on this side.

4.4 **Conclusion**

4.4.1 The removal of this tree will have a negative impact on the conservation area as it contributes moderate amenity to the surroundings. However, due to its poor form from unsympathetic past management, obvious defects from major root severance, (with potential further root severance on the south side likely) and it's partial visibility to the public realm, (being set back within the property), it falls short of meeting the criteria for protection under a Tree Preservation Order.

4.5 **Alternative Options**

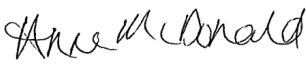
4.5.1 None applicable

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: 14 January 2026	