

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00015/TCA	T2: Sycamore - x 2 Stems. Fell the smaller stem that has been topped at 4m and is now just an Ivy Stem. Reduce the large stem by 4m and shape the crown. Cut back the branches encroaching on 38 Ralph Swingler Place to give 1.5m clearance, and hedge cut back the Ivy growing up the tree to the fence line.	Sollershott Lodge Sollershott East Letchworth Garden City Hertfordshire SG6 3GY

Submitted Plan Nos

1.0 Policies

2.0 **Site History**

25/00359/TCA, 25/03121/TCA

3.0 **Representations**

None

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

T2 Sycamore (applicant's plan) is located to the north end on the car park within a vegetation mass close to the boundary with 38 Ralph Swingler Place. The site is within the Letchworth Conservation Area. The tree is partly visible from the public realm.

4.2 **Proposal**

T2: Sycamore - x 2 Stems. Fell the smaller stem that has been topped at 4m and is now just an Ivy Stem. Reduce the large stem by 4m and shape the crown. Cut back the branches encroaching on 38 Ralph Swingler Place to give 1.5m clearance, and hedge cut back the Ivy growing up the tree to the fence line.

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 one of a number self-set trees in this location that has been colonised by ivy. The tree offers little amenity value to the area and has the potential to cause nuisance to neighbouring properties. Cutting back of branches and reducing the tree will contain the tree's size and mitigate any issues arising from branches coming into contact with neighbouring properties.

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 Letchworth Conservation Area.

4.5 **Alternative Options**

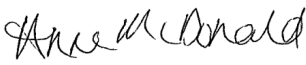
4.5.1 None applicable

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: 14 January 2026	