

DELEGATED FILE NOTE

CASE OFFICER: ... Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02925/TCA	Lawson's Cypress - Remove	36a Broadwater Avenue Letchworth Garden City Hertfordshire SG6 3HF

Submitted Plan Nos

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 None.

3.0 Representations

- 3.1 **LGCHF** – None received.

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 The site lies on the east side of Broadwater Avenue and comprises of a residential dwellinghouse within the Letchworth Conservation Area.

4.2 Proposal

4.2.1 Permission is sought to undertake the following works:

1.0 Lawson's Cypress - 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 plan.

4.3.3 Located to the southeast corner of the rear garden of the property, consent is required to remove the tree to allow for natural light to enter a pond and to allow a Beech hedge to the north to grow. A tree of this type is not native and can often grow to heights that are inappropriate for residential gardens. Amenity value associated with the tree is limited.

4.3.4 In the circumstances, a Tree Preservation Order would not be considered appropriate.

4.4 **Conclusion**

4.4.1 The removal of the tree would not result in harm to the character and appearance of the Letchworth Conservation Area sufficient enough to overcome the justification for the work.

5.0 **Recommendation**

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

Informative/s:

1. In addition to this approval, and prior to the felling of the tree, you **MUST** make sure you have obtained the written consent of the Letchworth Garden City Heritage Foundation (where applicable).

Signed	Development Management North Hertfordshire District Council
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 Melissa Tyler	Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 12 December 2025	