

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02280/TCA	T1: Willow - Reduce by 30%. T2: Cherry - Fell to ground level	Dinsley Field School Lane Preston Hitchin Hertfordshire SG4 7UE

Submitted Plan Nos

Sketch location plan

2.0 **Site History**

- 2.1 24/00445/TCA - T1, T2 Poplar - Reduce by 50%. T3, T4 Lombardii Poplar - Reduce by 50%. T5 False Acacia - Reduce by 30%.

3.0 **Representations**

- 3.1 N/A.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site comprises a detached two storey dwelling on the south side of School Lane in a residential part of Preston. The site is situated within the Preston Conservation Area.

4.2 **Proposal**

- 4.2.1 T1: Willow - Reduce by 30%. T2: Cherry - Fell to ground level

4.3 **Key Issues**

- 4.3.1 The key issue for consideration is the impact that the proposed works would have on the character and appearance of the Preston Conservation Area.
- The trees are located in the rear garden with limited visibility from the public realm.
 - The proposed works to T1 are remedial and would not harm the significance or the health of the tree. The proposed scale of the works would be appropriate in maintaining the tree.
 - T2 is identified as 'dead' on the application form. In my view, the tree is in a poor condition which is not of significant public amenity value due to its location and size to warrant the further protection afforded by a Tree Preservation Order. As such I have no objection to its removal.

4.4 **Conclusion**

The proposed works would not result in any unacceptable adverse impact upon the character and appearance of the Preston 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  Ben Glover	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 7 October 2025	