

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

25/02271/TCA

Fraxinus Excelsior - Reduce away from
phone lines, 2m height reduction.
Ailanthus - Remove.

The Cloisters
Barrington Road
Letchworth Garden City
Hertfordshire
SG6 3TH

Submitted Plan Nos

Location plan Photo

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 23/01240/TCA - 2x Ash - Remove.

No Objection

2.2 22/02536/TCA - 2x Pine, Ash - Remove. Ash - Remove overhanging limb.

No Objection

2.3 10/00424/1TCA - Remove 1 limb of Ash tree (T1) overhanging car park and prune to shape and balance. Reduce branches of 1 Pine Tree overhanging car park by approximately 25% and pollard 1 Sycamore tree by approximately 40%.

No Objection

3.0 **Representations**

3.1 **Letchworth Garden City Heritage Foundation** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is located on The Cloisters, Letchworth Garden City and is within the Letchworth Conservation Area.

4.2 **Proposal**

4.2.1 Fraxinus Excelsior - Reduce away from phone lines, 2m height reduction. Ailanthus - Remove.

4.3 **Key Issues**

4.3.1 The key issues in determining this application are: the amenity value of the trees; 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 trees are identified on the submitted location plan and are located around the perimeter of the site.

4.3.3 Only T2 is visible from the streetscene, so holds amenity value. The works to T2 are remedial and are not considered to cause unacceptable harm to the character and appearance of the Conservation Area. The removal of T1 is justified as the specimen is dead and would, therefore, not be a worthy enough specimen to warrant a TPO.

4.3.4 Due to the above reasons, I do not consider there a need to issue a Tree Preservation Order.

4.4 **Conclusion**

- 4.4.1 The proposed work to the trees would not cause such harm to the character and appearance of the Letchworth Conservation Area as to overcome the justification for the work.

5.0 **Recommendation**

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

Signed  Ben Glover	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 7 October 2025	