

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00249/TCA	T1: Silver Birch - Reduce by approx. 30% to suitable lateral growth points. T2: Yew - Reduce by approx. 25-30%.	Preston House Church Lane Preston Hitchin Hertfordshire SG4 7UA

Submitted Plan Nos

Location plan

1.0 Policies

2.0 Site History

2.1 Extensive history relating to tree works.

3.0 Representations

3.1 None.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The application site comprises a detached residential dwelling off Church Lane, Preston.

4.2 Proposal

4.2.1 Consent is sought for:

T1: Silver Birch - Reduce by approx. 30% to suitable lateral growth points.
T2: Yew - Reduce by approx. 25-30%.

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.

1.0 The trees are located in the rear/front gardens of Preston House and its side boundary adjacent to Amherst House. Given its location, the Silver Birch is not significantly visible from the public realm, though the Yew can be viewed across the driveway of Amherst House.

2.0 The proposed works are remedial and would not result in the loss of the trees. The proposed scale of works is acceptable in maintaining their health and bringing the tree into a suitable level of amenity.

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 <i>Paul Chaston</i> Paul Chaston	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
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Determining Officer	
Date: 4 March 2025	