

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01463/TCA	Conifer - Remove	95a Walsworth Road Hitchin Hertfordshire SG4 9SU

Submitted Plan Nos

Location plan

1.0 Policies

2.0 Site History

2.1 No previous history.

3.0 Representations

3.1 N/A

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The application site comprises a mid-terrace, two storey dwelling at the corners of Walsworth Road and Trevor Road. The site is situated within the Hitchin Conservation Area.

4.2 Proposal

4.2.1 Conifer – Remove

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 Hitchin Conservation Area.

- 1.0 The tree is located in the rear garden and would have limited visibility from the public realm.
- 2.0 The applicant advises that the tree is too big for its location. Given the proximity to buildings and gardens I consider that this is suitable reasoning. Given the obscured nature of the tree, I do not consider that it is of sufficient merit to warrant protection by way of a TPO.
- 3.0 No objection.

4.4 **Conclusion**

The proposed works would not result in any unacceptable adverse impact upon the character and appearance of the Hitchin 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>S. Kasparian</i> Sarah Kasparian	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 8 July 2025	

