

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01450/TCA	T1 Leylandii - Fell to ground level	35 Benslow Lane Hitchin Hertfordshire SG4 9RE

Submitted Plan Nos

Location plan

1.0 Policies

2.0 Site History

- 2.1 19/02141/TCA - Tree group including Willow and Holly with other mixed vegetation - Reduce back to boundary by approx 20%

3.0 Representations

- 3.1 None.

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 The site is a terraced two storey dwelling on the east side of Benslow Lane in a residential part of Hitchin. The site is within the Hitchin Conservation Area.

4.2 Proposal

- 4.2.1 T1 Leylandii - 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 Hitchin Conservation Area.

1.0 The tree is located to the rear of the property and is not visible from the public realm.

2.0 In my view, the tree has outgrown its residential setting and is not considered to be in a prominent enough position to warrant the placement of a Tree Preservation Order.

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  Melissa Tyler	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 30 July 2024	