

DELEGATED FILE NOTE

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

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

25/02676/TCA

T001: Leyland Cyprus - Remove

98 Norton Road

Letchworth Garden City

Hertfordshire

SG6 1AG

Submitted Plan Nos

Location plan Report

1.0 Policies

2.0 **Site History**

2.1 25/02766/TCA - Holly, Hawthorn, 3x Ash, 7x Leyland Cypress - Remove.

Concurrent Application.

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 comprises a semi-detached two storey dwelling on the north side of Norton Road in a residential part of Letchworth Garden City. The site is situated within the Letchworth Conservation Area.

4.2 **Proposal**

4.2.1 T001: Leyland Cyprus - 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 Letchworth Conservation Area.

- The tree is located in the front garden with visibility from the public realm.
- The application is supported by an arboriculturally assessment which suggest that whilst the tree is in good condition, it has outgrown its position adjacent to the dwelling and is causing structural damage to the dwelling and uplift of the pavement. In my view, I do not consider 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 Letchworth 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: 18 November 2025	