

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01329/TCA	Beech - Reduce overhang by approx up to 40%	45 The Avenue Hitchin Hertfordshire SG4 9RQ

Submitted Plan Nos

Sketch 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 residential dwelling off The Avenue, Hitchin.

4.2 Proposal

4.2.1 Consent is sought for: Beech - Reduce overhang by approx up to 40%.

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 of No. 45, adjacent to the driveway of No. 44. Some public views can be gained of the tree along The Avenue.

2.0 The proposed works are remedial and would not result in its loss. The proposed scale of works is acceptable in maintaining its health and bringing the tree into a suitable level of amenity, away from neighbouring properties.

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  Ben Glover	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 26 June 2025	

