

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

25/00661/TCA

Elder, Cherry, Yew - Raise by 5m

Gregans House

34 Bedford Road

Hitchin

Hertfordshire

SG5 1HF

Submitted Plan Nos

Location plan Photo

1.0 Policies

1.0 **Planning Practice Guidance**

1.1 Tree Preservation Orders and Trees in Conservation Areas 2014

1.2 Hertfordshire County Council Tree and Woodland Strategy 2022–2030

1.3 North Hertfordshire Council Tree Strategy 2017

2.0 **Relevant Site History**

2.1 None.

3.0 **Representations**

3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site lies on the north side of Bedford Road within the Butts Close Hitchin Conservation Area. The trees are located on the party boundary between no.34 and the vehicular access road which leads to the rear of the Health Centre.

4.2 **Proposal**

4.2.1 Permission is sought to raise an Elder, Cherry and a Yew tree by 5m

4.3 **Key Issues**

4.3.1 The key issues in determining this application are; the amenity value of the tree; the impact of the proposed work on the character and appearance of the Conservation Area; any justification for the proposed work and; whether, taking full account of the above, it would be expedient and in the public interest to make a Tree Preservation Order.

4.3.2 The trees are identified on the submitted plan and are located along the west side boundary of the application site which abuts the vehicular access road to the rear parking area of the Health Centre. All three trees are of medium maturity with visible overhang to the access road. The proposed works would reduce any overhang and would allow for the longer-term management of the trees.

4.3.4 I am satisfied that the proposed works appear reasonable and justified and would not harm the amenity value of the trees or the character and appearance of the Butts Close Hitchin Conservation Area.

4.4 **Conclusion**

4.4.1 The proposed works are acceptable on the basis of the above.

5.0 **Recommendation**

5.1 **NO OBJECTION** to the proposed work.

Signed  Melissa Tyler	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 17 March 2025	