

DELEGATED FILE NOTE

CASE OFFICER: ...Francis Mabbett.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01228/TCA	T1: Leylandii, T2: Holly, Yew, Bay, T3: Lawson Cypress - Fell	28 Sollershott West Letchworth Garden City Hertfordshire SG6 3PX

Submitted Plan Nos

1.0 Policies

2.0 Site History

01/01877/1TCA - Corrective work to Ash and Conifer tree involving removal of lower leaders – No objections

3.0 Representations

None received.

4.0 Planning Considerations

4.1 Site

T1 Leyland Cypress (applicant's plan) is located in the NE corner of the rear garden, while T2 (applicant's plan) a group that includes Holly, Bay and Yew are positioned to the east side of the building. T3 Lawson's Cypress (applicant's plan) is located on the East boundary of the front garden of the property. The trees are not visible to the public realm but are visible to neighbouring properties. The site is within the Letchworth Conservation Area.

4.2 Proposal

T1: Leylandii, T2: Holly, Yew, Bay, T3: Lawson Cypress - Fell

4.3 Key Issues

The key issue for consideration is the impact that the proposed works would have on the character, appearance and amenity of the Conservation Area.

4.3.1 The trees are not visible to the public realm.

4.3.2 T1 Leyland Cypress are known for their rapid growth and their inability (as with most conifers) to reshoot from old wood, making their size hard to contain without regular pruning. Pruning of these trees is necessary to restrict their size and prevent them from becoming overbearing and unmanageable. This tree has not been regularly pruned to restrict its growth, it now has overlong branches which are prone to failure and the tree has become overbearing, therefore removal is a suitable action.

4.3.3 The group that includes Holly, Bay and Yew are very close to the building and as shown in the supporting photos very close to a manhole. Trees do not usually cause the initial damage to the drain and will only enter drains which are already damaged and leaking. Therefore, if drains are watertight, roots should not normally affect them. However, the proximity of these trees to the drain and building means they are likely to cause issues of nuisance in the future and their removal is acceptable.

4.3.4 T3 Lawsons Cypress is also implemented by the applicant as the cause of drain issues. Removing the tree seldom resolves the problem as the drain remains damaged and can leak or may be infiltrated by the roots of other plants unless the drain is repaired. The tree is not highly visible to the public realm and its contribution to the amenity of the surrounding area is considered minimal, with adequate adjacent tree cover present to mitigate the loss of the tree.

4.4 Conclusion

4.4.1 The proposed works would not result in any unacceptable adverse impact upon the character, appearance and amenity 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  Naomi Reynard	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer	
Date: 11 June 2026	