DELEGATED FILE NOTE

CASE OFFICER: …Tom Donovan……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00683/TPO	T1 Birch -Reduce by approx 2m. T2 Walnut - Reduce crown by 1 to 2m. T3 Eucalyptus - Reduce crown 50%	1 The Finches Hitchin Hertfordshire SG4 9PB

Submitted Plan Nos

1.0 Policies

1.1 **Planning Practice Guidance**

Tree Preservation Orders and trees in conservation areas

2.0 **Site History**

2.1 None relevant.

3.0 **Representations**

3.1 No consultation undertaken.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 1 The Finches is a detached property situated on the entrance to the Finches but fronting Chiltern Road. All trees within The Finches are covered by TPO no.13.

4.2 **Proposal**

4.2.1 T1: Reduce one Birch tree by approximately 2m;
T2: Reduce crown of one Walnut tree by 1-2m;
T3: Reduce crown one one Eucalyptus tree by 50%.

4.3 **Key Issues**

4.3.1 The key issue for consideration is the impact the proposed works would have on the appearance of the tree and its wider impact on the character and appearance of the area.

4.3.2 In my view, the proposed works would be acceptable and would not result in any harm to the character or appearance of the area. Moreover, the trees appear as if they would benefit from some sensitive reduction works.

4.4 **Conclusion**

4.4.1 The proposed works would have an acceptable impact on the trees and would not diminish their amenity value.

5.0 **Recommendation**

5.1 That conditional consent should be **GRANTED**.

1. The works shall be undertaken only by a competent and suitably qualified arboricultural contractor or tree surgeon as capable of carrying them out to an acceptable standard.

   Reason: In order that the works are undertaken by a suitably qualified contractor.

2. The works shall be carried out to conform to British Standard 3998 - Recommendations for Tree Work and in a manner so as to ensure that the natural and aesthetic appearance of the trees are maintained to the satisfaction of the Local Planning Authority.

   Reason: In order to ensure that the works are undertaken to an acceptable standard which will not harm the health of the tree(s).

Signed Simon Ellis	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF

Determining Officer	
Date: 13 March 2018	