

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02120/TCA	T1, T2, T3: Sycamore - Crown reduction up to 30% lateral length and height, to suitable growth points	Land Adjacent To 55 Common View Letchworth Garden City Hertfordshire SG6 1BZ

Submitted Plan Nos

Location plan

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 Full history on case file.

3.0 **Representations**

3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site lies to the rear of nos. 55, 57 and 59 Common View and is within the Letchworth Conservation Area.

4.2 **Proposal**

4.2.1 Permission is sought to undertake the following works:

- ☐ T1, T2, T3: Sycamore - Crown reduction up to 30% lateral length and height, to suitable growth points

4.3 **Key Issues**

4.3.1 The key issues in determining this application are; the amenity value of the trees; 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 the application is accompanied by a Tree Report dated 20/08/2025.

4.3.3 The Tree Report identifies the trees as being in good physical condition though would benefit from a 30% reduction. Given the proximity of the trees to the rear party boundaries of residential properties in Common View, the works appear reasonable and justified in order to ensure their longer-term management.

4.3.4 There would appear not to be any immediate threat to trees and therefore there is no evidence to suggest further protection is needed by way of a Tree Preservation Order.

4.4 **Conclusion**

- 4.4.1 The proposed works would be remedial and would not result in the loss of the trees. It is therefore considered that the proposed works would not result in any unacceptable harm to the amenity value of the trees or to the character and appearance of the Letchworth Conservation Area.

5.0 **Recommendation**

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

Signed <i>Alex Howard</i> Alex Howard Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 12 September 2025	