

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02187/TCA	T1: Cotoneaster - Cut to ground level. T2: Holly - Reduce the height by 2m and prune the rest of the crown all around, bringing it into shape, making it smaller, and remove all Ivy. T4: Black Thorn - Reduce the height of the tallest part up to 3m and prune and balance the remainder of the crown, bringing into shape.	3 Hitchin Hill Path Hitchin Hertfordshire SG4 9EU

Submitted Plan Nos

Location plan Photos

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 on the southeast side of Hitchin Path and is within the Hitchin Conservation Area.

4.1.2 Tree 1 is located in the rear garden and trees 2 and 4 in the front garden of the property.

4.2 **Proposal**

4.2.1 Permission is sought to undertake the following works:

- T1 Cotoneaster – Cut to ground level.
- T2 Holly – Reduce the height by 2m and prune the rest of the crown all round bringing it into shape, making it smaller, and removing all ivy.
- T4 – Black Thorn – Reduce the height of the tallest part up to 3m and prune and balance the remainder of the crown, bringing into shape.

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 photograph of the trees.

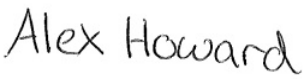
4.3.3 The proposed works to trees 2 and 4 would be remedial and would not result in the loss of the trees. Tree 1 is a poor specimen and not worthy of retention by way of a Tree Preservation Order.

4.4 **Conclusion**

4.4.1 I am satisfied that the proposed works would not result in any unacceptable harm to the character and appearance of the Hitchin Conservation Area

5.0 **Recommendation**

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

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