

DELEGATED FILE NOTE

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

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

26/00249/TCA

T1, T2: Conifer - Fell to ground level.

81 Ridge Avenue

Letchworth Garden City

Hertfordshire

SG6 1QF

Submitted Plan Nos

1.0 Policies

2.0 **Site History**

None relevant

3.0 **Representations**

None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

T1-T2 2x Conifers (applicant's plan) subject of this application are located on the North side of the site adjacent to the property. The trees are visible to the public realm and are visible to surrounding properties. The site is within the Letchworth Conservation Area.

4.2 **Proposal**

T1, T2: Conifer - Fell to ground level.

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 visible to the public realm.

4.3.2 T1-T2 were identified as 2x semi-mature Lawson's Cypress trees that appeared to be in normal health and form. The trees are located very close to the north side of the property with the crowns in contact with the building. The trees are likely to increase in size considerably overtime and become a nuisance if they are not already so. As with most conifers, these trees lack the ability to shoot from dormant buds in old wood. Therefore pruning these trees without being detrimental to their health or amenity is hard to achieve and they are unsuitable for retention. Their removal will have a negative impact on the amenity the surrounding area, but is necessary to prevent any direct damage occurring when these trees make contact with the property.

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  Sarah Kasparian	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 6 March 2026	