

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

25/00058/TCA

Eucalyptus - Remove

The Coach House
Wratten Road East
Hitchin
Hertfordshire
SG5 2AS

Submitted Plan Nos

Photo Location plan

1.0 Policies

2.0 Site History

- 2.1 Various. Most relevant - 23/02429/TCA - Eucalyptus - Reduce to remove subsequent weak growth by 20%. 21/11/2023.

3.0 Representations

- 3.1 n/a

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 The site is located on the east side of Park Way, Hitchin. The detached dwelling is set back from the road, with limited visibility from the street. There are several trees nearby, particularly between the Coach House and Park Way.

- 4.1.2 The site is within a Conservation Area.

4.2 Proposal

- 4.2.1 Eucalyptus – Remove.

4.3 Key Issues

- 4.3.1 The key issues in determining this application are:

- ☐ the amenity value of the tree;
- ☐ 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 eucalyptus tree has been subject to a previous consent (23/02429/TCA) to remove weak growth. The tree has since died and needs to be removed.

- 4.3.3 The tree is not visible from the public realm and its loss will not cause harm to the character and appearance of the conservation area.

4.4 Conclusion

- 4.4.1 The proposed works would not result in any unacceptable adverse impact on the character and appearance of the Conservation Area.

4.5 Alternative Options

- 4.5.1 None applicable

5.0 Recommendation

5.1 No objection.

Signed  Melissa Tyler	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 27 January 2025	