

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02895/TCA	T1: Ginkgo Biloba- Crown Reduce by 1m. T2: Wild Cherry - Crown Reduce by 1.5m. T3: Holly - Reduce in height be 4m.	40 High Street Ashwell Baldock Hertfordshire SG7 5NW

Submitted Plan Nos

Location plan Photo

1.0 Policies

2.0 Site History

2.1 None relevant.

3.0 Representations

3.1 n/a

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 No 40 is a grade II listed, detached two storey dwelling on the north corner of Church Lane and the Ashwell High Street. The site is situated within the Ashwell Conservation Area.

4.2 Proposal

4.2.1 Conservation area consent is sought for the following works:

- ☐ T1: Ginkgo Biloba- Crown Reduce by 1m.
- ☐ T2: Wild Cherry - Crown Reduce by 1.5m.
- ☐ T3: Holly - Reduce in height be 4m.

4.3 Key Issues

4.3.1 The key issue for consideration is the impact that the proposed works would have on the character and appearance of the Ashwell Conservation Area and the appropriateness of works within the curtilage of a listed building.

4.3.2 An assessment of the proposed works is set out below:

- ☐ The trees are located in the rear garden and have limited visibility from the public realm.
- ☐ The proposed works would reduce the trees to manageable levels without harming their visual amenity.
- ☐ The proposed works are remedial and would not result in the loss of the trees.
- ☐ Pruning of the trees would not harm the character or significance of the listed dwelling.
- ☐ There does not appear to be any immediate threat to the trees and therefore there is no evidence to suggest further protection is needed via a Tree Preservation Order.

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	