

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00068/TCA	T1: Hawthorn - Pollard at 5m. T2: Contorted Hazel - Reduce by 2m shape and balance the crown cutting to viable growth. T3: Rowan - Fell to ground level and eco plug. T4: Apple - Reduce by 2m shape and balance the crown cutting to viable growth.	77 Bedford Road Hitchin Hertfordshire SG5 2TU

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. 77 is a detached property located on the west side of Bedford Road. The site has a L-shaped garden which is not visible from the public realm. The trees subject to the application are situated within the rear garden of the site.

4.1.2 The application site is within the Hitchin Conservation Area.

4.2 Proposal

4.2.1 The following works are proposed:

- ☐ T1: Hawthorn - Pollard at 5m.
- ☐ T2: Contorted Hazel - Reduce by 2m shape and balance the crown cutting to viable growth.
- ☐ T3: Rowan - Fell to ground level and eco plug.
- ☐ T4: Apple - Reduce by 2m shape and balance the crown cutting to viable growth.

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 trees are located at the rear of the property. There is some partial visibility of the trees from Maxwell's Path to the north of the site. However, the views are limited and Maxwell's Path falls outside the Conservation Area. The trees are not visible from Bedford Road and therefore make no contribution to the character and appearance of the Conservation Area in this location.

4.3.3 The proposed works to T1, T2 and T4 are modest in scale and would not result in the loss of the trees. The works are acceptable.

4.3.4 It is proposed to fell T3. T3 has a number of trees in close proximity which would help to compensate for its loss. Due to its location at the rear of the property, the loss of the tree would not result in harm to the character and appearance of the Conservation Area. The

amenity value of the tree is not sufficient to warrant protection via a Tree Preservation Order.
The proposal to fell the tree is acceptable.

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	