

## DELEGATED FILE NOTE

**CASE OFFICER:** ...Thomas Howe.....

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT | APPLICATION SITE                                                               |
|--------------------------|-------------------------------------|--------------------------------------------------------------------------------|
| 25/01670/TCA             | T1: Oak - Reduce back to boundary   | The Vicarage<br>4 Bury Lane<br>Codicote<br>Hitchin<br>Hertfordshire<br>SG4 8XT |

### **Submitted Plan Nos**

Location plan

#### **1.0 Policies**

#### **2.0 Site History**

2.1 Extensive history relating to tree works.

#### **3.0 Representations**

3.1 None.

#### **4.0 Planning Considerations**

##### **4.1 Site and Surroundings**

4.1.1 The application site comprises a residential dwelling off Bury Lane, Codicote. The site is within the Codicote Conservation Area.

##### **4.2 Proposal**

4.2.1 Consent is sought for: T1: Oak - Reduce back to boundary to improve the relationship between the tree and nearby properties.

##### **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 Codicote Conservation Area.

1.0 The tree is located in the rear garden of The Vicarage, adjacent to the driveways of dwellings on Bell Mews.

2.0 Given its location, the tree is not significantly visible from the public realm but can be viewed from this neighbouring road.

3.0 The proposed works are remedial and would not result in its loss. The proposed scale of works is acceptable in maintaining its health and bringing the tree into a suitable level of amenity, away from neighbouring properties.

#### 4.4 **Conclusion**

The proposed works would not result in any unacceptable adverse impact upon the character and appearance of the Codicote 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.

|                                                                                                                                    |                                                                                                                                                     |
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| <div>Signed</div> <div><br/>Andrew Hunter</div> | <div>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</div> |
| <div>Determining Officer</div> <div>Date: 30 July 2025</div>                                                                       |                                                                                                                                                     |

