DELEGATED FILE NOTE

CASE OFFICER: …Ben Glover……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01180/TCA	T1 Beech - Remove	1 The Green Codicote Hitchin Hertfordshire SG4 8UR

Submitted Plan Nos
location plan

1.0 Policies

2.0 **Site History**

2.1 None relevant.

3.0 **Representations**

3.1 No consultation required.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 No. 1 The Green is a detached property situated within the Codicote Conservation Area. The tree, subject of this application, is situated within the rear garden of the property.

4.2 **Proposal**

4.2.1 Consent is sought to fell one Beech tree due to the trees proximity to the property.

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 Hitchin Conservation Area.

4.3.2 The proposed works are to tree are located in the rear garden of the property and does not make a significant contribution to the area given its siting. Consequently, I do not consider that the proposed works would result in any harm to the character and appearance of the Codicote Conservation Area in this location.

4.4 **Conclusion**

4.4.1 The proposed works would not result in any harm to the character or appearance of the Hitchin Conservation Area.

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 9 May 2018	