

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02189/TCA	T1: Willow - Pollard back to old cuts. T2: Conifer - Reduce by 2m in line with the purple Hazel. T3: Plum - Reduce by 1m back to old cuts and shape. T4: Cherry - Reduce by 3m and shaped. T5: Poplar - Reduce by 3m to old cuts and shape. T6: Plum - Reduce by 1m and shape	1 New Road Cottage Law Hall Lane Bendish Hitchin Hertfordshire SG4 8JD

Submitted Plan Nos

Location plan Photo

1.0 Policies

1.0 **Planning Practice Guidance**

- 1.1 Tree Preservation Orders and Trees in Conservation Areas 2014
- 1.2 Hertfordshire County Council Tree and Woodland Strategy 2022–2030
- 1.3 North Hertfordshire Council Tree Strategy 2017

2.0 **Relevant Site History**

- 2.1 01/01073/1TCA - Pruning of 1, removal of 2 Willow trees

No Objection
- 09/00530/1TCA - Pollard Willow Tree to height of 3.5

No Objection
- 09/00530/1TCA - T1, T2 , T3 Lime - Crown reduce by 25%. T4 Poplar - Reduce by 2m

No Objection
- 19/02516/TCA - T2,T3 Plum TG2 Tree group including Field Maple - Fell

No Objection
- 20/00246/TCA - T1 Willow - Pollard by approx 2.5m. TG3 3x Lime - Pollard by approx 2.5m

No Objection

3.0 **Representations**

- 3.1 None.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site is located on Law Hall Lane, Bendish, Hitchin and is within the Hitchin Conservation Area.

4.2 **Proposal**

- 4.2.1 T1: Willow - Pollard back to old cuts. T2: Conifer - Reduce by 2m in line with the purple Hazel. T3: Plum - Reduce by 1m back to old cuts and shape. T4: Cherry - Reduce by 3m and shaped. T5: Poplar - Reduce by 3m to old cuts and shape. T6: Plum - Reduce by 1m and shape

4.3 **Key Issues**

- 4.3.1 The key issues in determining this application are: the amenity value of the trees; 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 identified on the submitted location plan and are located in the rear garden.

- 4.3.3 The trees are mature and appear visually healthy and the applicant has not submitted any arboricultural report to dispute this.
- 4.3.4 When viewing the site from the street scene the trees are not very visible and therefore contribute little towards the character and appearance of the Hitchin Conservation Area. There is no public access to these trees, so the public amenity level is considered low.
- 4.3.5 The works are to maintain the trees with no felling involved.
- 4.3.6 Due to the above reasons, I do not consider the tree to be of high enough public amenity value to warrant a Tree Preservation Order.

4.4 **Conclusion**

- 4.4.1 The proposed work to the tree would not cause such harm to the character and appearance of the Hitchin Conservation Area as to overcome the justification for the work.

5.0 **Recommendation**

- 5.1 **NO OBJECTION** to the proposed work.

Signed <i>Andrew Hunter</i> Andrew Hunter	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 25 October 2024	