

DELEGATED FILE NOTE

CASE OFFICER: ...Kayleigh Abery.....

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

26/02082/TCA

T1: London Plane - Pollard back to previous points. T2: Cypress - Reduce the height by 1.5m. Bring over the pathway up to 2m

Walden Lea
The Chilterns
Hitchin
Hertfordshire
SG4 9PP

Submitted Plan Nos

1.0 Policies

2.0 **Relevant Site History**

- 2.1 12/02041/1TCA: Reduce height of 1 Plane Tree to approximately 9 metres and reduce height of 1 Cypress Tree to approximately 7 metres. 21.09.2012 – **No objection**
- 2.2 14/02023/1TCA: Lop two branches of one Cedar tree which currently overhangs public footpath on Riddy Lane. 21.08.2014 – **No objection**
- 2.3 16/02030/1TCA: T1 - London Plane - Remove left limb entirely and crown reduce the remaining tree by 30% to balance the crown T2 - Robinia - Reduce in height by approximately 3 metres back to growth. 16.09.2016 – **No objection**
- 2.4 21/03072/TCA: T1 London plane - Reduce to approx 2m below decaying previous points. 17.11.2021 – **No objection**
- 2.5 23/01762/TCA: T1 Acacia - Cut back level with the back of the hedge. T2 Privet - Reduce the remaining stub to match the rest. T3 Silver Birch - Fell to ground level. T4 Conifer - Reduce side in around 2m, reduce top by 2m. T5 Conifer - Hedge cut and tidy new growth all around and top. T6 Lilac - Remove. 01.09.2023 – **No objection**

3.0 **Representations**

- 3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The trees are located in the rear garden of Walden Lea, The Chilterns with a degree of visibility within the public realm via the adjacent path, the Cypress overhangs this currently. The site is within the Hitchin Conservation Area.

4.2 **Proposal**

- 4.2.1 Permission is sought to undertake the following works:

T1: London Plane - Pollard back to previous points. T2: Cypress - Reduce the height by 1.5m. Bring over the pathway up to 2m

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.
- 4.3.3 The proposal enables remedial works to be undertaken to the trees, which are considered reasonable and would help secure their longer-term management and retain the character and appearance of the Conservation Area.

4.3.4 There is no threat to the trees, therefore I do not consider a Tree Preservation Order to be appropriate.

4.4 **Conclusion**

4.4.1 The proposed works would not result in the loss of the trees. It is therefore considered that the works would not result in any unacceptable harm to the amenity value of the trees, nor to the character and appearance of the Hitchin Conservation Area that would outweigh the justification for the works.

5.0 **Recommendation**

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

Signed  Ben Glover	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 10 September 2026	