

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01955/TCA	(A) Maple - Reduce by approx 50% (overhanging road). (B) Conifer - Fell. (C) 5x Conifer - Fell.	Meadowcroft Hexton Hitchin Hertfordshire SG5 3HT

Submitted Plan Nos

Sketch location plan

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 18/03198/TCA – (A) Large Conifer - Fell. (B) Small Conifer - Reduce by approx 60%
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 Meadowcroft, Hexton, Hitchin and is within the Hexton Conservation Area.

4.2 **Proposal**

4.2.1 (A) Maple - Reduce by approx 50% (overhanging road). (B) Conifer - Fell. (C) 5x Conifer - Fell.

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 A and B front the highway, C is located in the rear garden.

4.3.3 As A and B are located to the front of the dwelling, they hold amenity value. The proposed works to A are remedial which would not affect the character and appearance of the Hexton Conservation Area. B is obstructing a telephone line and the roots going into a neighbouring garden. C is in poor condition. The trees would not be considered worthy enough specimens to warrant a TPO.

4.3.4 Due to the above reasons, I do not consider the trees 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 trees would not cause such harm to the character and appearance of the Hexton Conservation Area as to overcome the justification for the work.

5.0 **Recommendation**

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

Signed <i>S. Kasparian</i> Sarah Kasparian	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 13 August 2025	