

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

25/02855/TCA

T1: Yew - Reduce by 20%

Forge House

Maiden Street

Weston

Hitchin

Hertfordshire

SG4 7AA

Submitted Plan Nos

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 Full history on case file.

3.0 **Representations**

- 3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site lies on the east side of Maiden Street and is within the Weston Conservation Area.

4.2 **Proposal**

- 4.2.1 Permission is sought to undertake the following works:
 - T1 Yew – Reduce by 20%

4.3 **Key Issues**

- 4.3.1 The key issues in determining this application are the amenity value of the tree; 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 tree is identified on the submitted plan.
- 4.3.3 The proposed works would be remedial and would not result in the loss of the tree. It is therefore considered that the proposed works would not result in any unacceptable harm to the amenity value of the tree or to the character and appearance of the Weston Conservation Area
- 4.3.4 There would appear not to be any immediate threat to tree and therefore there is no evidence to suggest further protection is needed by way of a Tree Preservation Order.

4.4 **Conclusion**

- 4.4.1 I am satisfied that the work appears reasonable and would not cause such harm to the amenity value of the tree or to the character and appearance of the Weston Conservation Area as to overcome the justification for the work.

5.0 **Recommendation**

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

Signed  Naomi Reynard	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 14 November 2025	