

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01642/TCA	T1. Hawthorn - Reduce by 3-4m shape and balance to viable growth where possible and give 1-2m clearance of the building. H1. Holly Hedge - Bring the height down by 0.5 -1m in height to historical points.	The Settlement 229 Nevells Road Letchworth Garden City Hertfordshire SG6 4UB

Submitted Plan Nos

Location plan Photos

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 Various tree works with no objections raised. Full details on case file.

3.0 Representations

- 3.1 **LGCHF** – None received.

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 The Settlement is a Grade II listed building located on the southern side of Nevells Road, west of the Salvation Army building and east of no.227 Nevells Road and is within the Letchworth Conservation Area.

4.2 **Proposal**

4.2.1 Permission is sought to undertake the following works:

T1. Hawthorn - Reduce by 3-4m shape and balance to viable growth where possible and give 1-2m clearance of the building.

H1. Holly Hedge - Bring the height down by 0.5 -1m in height to historical points.

4.3 **Key Issues**

4.3.1 The key issues in determining this application are; the amenity value of the tree and hedge; 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 and hedge are identified on the submitted plan as T1 and H1 and photographs accompany the application.

4.3.3 Both the tree and hedge are positioned on the eastern boundary of The Settlement with part fronting Nevells Road. The proposed works to the Hawthorn tree would reduce its height giving clearance of the building and allow for shape and balance to be restored giving an improved appearance. The hedge retains a good shape though would benefit from a reduction in height. Both the tree and hedge appear visually healthy and provide a positive contribution in terms of both public and private amenity value. Notwithstanding this, the works to the tree and hedge is considered justified in order to maintain their longer-term management and their continued contribution to the character and appearance of the Letchworth Conservation Area. There would appear not to be any immediate threat to the tree or hedge 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 The proposed works to the tree and hedge would not harm their amenity value to a significant degree. As such, the work would not cause such harm to the character and appearance of the Letchworth 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: 3 September 2024	