

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01814/TCA	T1: Sycamore, T2 Beech, T3 Birch - Reduce by 30%	34 West Street Lilley Luton Hertfordshire LU2 8LN

Submitted Plan Nos

Sketch location plan

1.0 Policies

2.0 Site History

2.1 Previous history relating to tree works.

3.0 Representations

3.1 None.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The application site comprises a detached residential dwelling off West Street, Lilley.

4.2 Proposal

4.2.1 Consent is sought for: T1: Sycamore, T2 Beech, T3 Birch - Reduce by 30%

4.3 Key Issues

4.3.1 The key issue for consideration is the impact that the proposed works would have on the character and appearance of the Lilley Conservation Area.

1.0 The trees are located in the garden of 34 West Street. Given their location, the trees are visible along West Street.

2.0 The proposed works to the trees are remedial and would not result in their loss. The proposed scale of works is acceptable in maintaining the health and would bring the trees into a suitable level of amenity.

4.4 **Conclusion**

The proposed works would not result in any unacceptable adverse impact upon the character and appearance of the Lilley Conservation Area.

4.5 **Alternative Options**

4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

4.6.1 None applicable.

5.0 **Recommendation**

5.1 No objection.

Signed  Sarah Kasparian	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 3 September 2024	

