

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01650/TCA	T1; Eucalyptus - Reduce by 3m in height and prune the sides by 0.5 to 1m. Mixed hedge - Reduce height by 2m, crown lift Conifer and hedge trim.	147 Jackmans Place Letchworth Garden City Hertfordshire SG6 1RG

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 None.

3.0 **Representations**

3.1 **LGCHF** – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The site where the tree works are proposed comprises of dwellinghouse with front and rear gardens located on the eastern side of Jackmans Close and is within the Letchworth Conservation Area.

4.2 **Proposal**

4.2.1 Permission is sought to undertake the following works:

T1 Eucalyptus - Reduce by 3m in height and prune the sides by 0.5 to 1m.

Mixed hedge - Reduce in height by 2m.

Conifer – crown lift.

Hedge - trim.

4.3 **Key Issues**

4.3.1 The key issues in determining this application are; the amenity value of the trees and hedges; 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 Eucalyptus tree is identified as T1 on the submitted site plan. The Conifer is not identified as such but is sited to the rear boundary. Hedges are present to both party boundaries and photographs accompany the application.

4.3.3 Visually the Eucalyptus tree appears in poor health hence the reason to undertake significant works in the hope that the tree will recover and grow back healthier. It is understood that Eucalyptus trees are a strong species that can, under normal circumstances, withstand quite severe levels of pruning and make a full recovery. The Conifer tree has a good shape but would benefit from a crown lift so that it is clear of

the outbuilding. The hedges are overgrown and would also benefit from a reduction in both height and width. Aside from the Eucalyptus tree, the Conifer tree and hedges appear visually healthy.

- 4.3.4 Both trees are of medium maturity with hedges being mature. There is limited private amenity value to both trees with the hedges providing screening to the boundaries of the neighbouring properties. Notwithstanding this, the works to the trees and hedges are 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 trees or hedges 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 trees and hedges 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  Sarah Kasparian	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 3 September 2024	