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| <b>DELEGATED FILE NOTE</b> |
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**CASE OFFICER:** ...Harriet Sanders.....

**APPLICATION  
REFERENCE**

**BRIEF DESCRIPTION OF  
DEVELOPMENT**

**APPLICATION SITE**

25/00247/TCA

T1: Sorbus - Reduce by approx. 25% to  
suitable growth points and lighting  
column cleared.

Communal Car Parking Area

Silver Court

Hitchin

Hertfordshire

SG5 1GB

**Submitted Plan Nos**

Location plan

**1.0     Policies**

## **2.0        Site History**

- 2.1        22/00960/TCA T1 Sorbus - Reduce by approx. 25% to suitable growth points and lighting column cleared. No Objection. 22.04.2022.
- 2.2        24/00564/TCA T1: Sorbus - Reduce by approx. 25% to suitable growth points. No Objection. 11.04.2024.

## **3.0        Representations**

- 3.1        n/a

## **4.0        Planning Considerations**

### **4.1        Site and Surroundings**

- 4.1.1      The site comprises a public amenity/parking area. The site sits within the Hitchin Conservation Area.

### **4.2        Proposal**

- 4.2.1      T1: Sorbus - Reduce by approx. 25% to suitable growth points and lighting column cleared.

### **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 located in the communal car parking area of Silver Court. It is therefore visible in the public realm and makes a positive contribution to the Conservation Area. The proposed works are modest and seek to maintain the health of the tree and improve its longevity and appearance.
- 4.3.3      The works would not significantly impact the positive contribution the tree makes to the Conservation Area. There does not appear to be any immediate threat to the tree and therefore there is no evidence to suggest further protection is needed via a Tree Preservation Order.

### **4.4        Conclusion**

- 4.4.1 The proposed works would not result in any unacceptable adverse impact on the character and appearance of the Conservation Area.

**4.5 Alternative Options**

- 4.5.1 None applicable

**5.0 Recommendation**

- 5.1 No objection.

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| <p>Signed</p> <p></p> <p>Naomi Reynard</p> | <p>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</p> |
| <p>Determining Officer</p>                                                                                                    |                                                                                                                                                 |
| <p><b>Date:</b> 6 February 2025</p>                                                                                           |                                                                                                                                                 |