

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02766/TCA	Holly, Hawthorn, 3x Ash, 7x Leyland Cypress - Remove.	98 Norton Road Letchworth Garden City Hertfordshire SG6 1AG

Submitted Plan Nos

1.0 Policies

2.0 Site History

2.1 25/02676/TCA - T001: Leyland Cyprus - Remove

Concurrent Application.

3.0 Representations

3.1 **Letchworth Garden City Heritage Foundation** – None received.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The application site comprises a semi-detached two storey dwelling on the north side of Norton Road in a residential part of Letchworth Garden City. The site is situated within the Letchworth Conservation Area.

4.2 Proposal

4.2.1 Holly, Hawthorn, 3x Ash, 7x Leyland Cypress - Remove.

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 Letchworth Conservation Area.

1.0 The trees are located in the rear garden with limited to no visibility from the public realm.

2.0 The application is supported by an arboriculturally assessment and reference to a building survey which suggest that trees are contributing to subsidence of the outbuilding. In my view, I do not consider the group of trees to be of significant public amenity value to warrant the further protection afforded by a Tree Preservation Order when weighed against the harm to the dwelling and outbuilding. As such I have no objection to their removal.

4.4 **Conclusion**

The proposed works would not result in any unacceptable adverse impact upon the character and appearance of the Letchworth 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

S. Kasparian

Sarah Kasparian

Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

Determining Officer	
Date: 24 November 2025	