

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02035/TCA	Group Mixed species - Remove.	68 Queen Street Hitchin Hertfordshire SG4 9TS

Submitted Plan Nos

Location plan Photos

1.0 Policies

2.0 Site History

2.1 No previous history.

3.0 Representations

3.1 N/A

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The application site comprises a residential dwelling off Queen Street, Hitchin. The site is situated within the Hitchin Conservation Area.

4.2 Proposal

4.2.1 Group Mixed species - 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 Hitchin Conservation Area.

1.0 The tree group is located in the rear garden and has limited visibility from the public realm.

2.0 No justification has been given for the works, however, given the obscured nature of these trees, I do not consider that they are of sufficient merit to warrant protection by way of a TPO. Given their proximity to listed buildings, various walls and hardstanding, I consider that their felling is acceptable.

3.0 No objection.

4.4 **Conclusion**

The proposed works would not result in any unacceptable adverse impact upon the character and appearance of the Hitchin 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  Tom Rea Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 18 September 2025	

