

DELEGATED FILE NOTE

CASE OFFICER: ...Kayleigh Abery.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/02213/TCA	T1: Sorbus - Reduce by approx 1.5m. T2: Robina - Reduce by approx 1.5m. T3: Sycamore - Reduce height by approx. 3m. Remove epicormic growth	Whitings Court Paynes Park Hitchin Hertfordshire SG5 1EJ

Submitted Plan Nos

1.0 Policies

2.0 **Relevant Site History**

- 2.1 20/02367/TCA: T1 Sycamore - Reduce by up to 5m. T2 Robina - Reduce by approx 1m. T3 Sycamore - Cut back by 2.5m. 11.11.2020 – **No objection**
- 2.2 23/02112/TCA: T1 Multi Stemmed Sycamore - Reduce height by 3m. Cut back lower branches to approx 5m. T2 Robina - Reduce crown by 1m and remove major deadwood. T3 Alder - Reduce by 2m in height. 09.10.2023 – **No objection**

3.0 **Representations**

- 3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The trees are located to the rear of site, they are out of the main public realm but can be observed by the residents of Whittings Court and some users of the business properties with access to the rear of the Market Square. The site is within the Hitchin Conservation Area.

4.2 **Proposal**

- 4.2.1 Permission is sought to undertake the following works:

T1: Sorbus - Reduce by approx 1.5m.

T2: Robina - Reduce by approx 1.5m.

T3: Sycamore - Reduce height by approx. 3m. Remove epicormic growth

4.3 **Key Issues**

- 4.3.1 The key issues in determining this application are the amenity value of the trees; 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 trees are identified on the submitted location plan.
- 4.3.3 The proposal enables remedial works to be undertaken to the trees, which are considered reasonable and would help secure their longer-term management and retain the character and appearance of the Conservation Area.

4.3.4 There is no threat to the trees, therefore I do not consider a Tree Preservation Order to be appropriate.

4.4 **Conclusion**

4.4.1 The proposed works would not result in the loss of the trees. It is therefore considered that the works would not result in any unacceptable harm to the amenity value of the trees, nor to the character and appearance of the Hitchin Conservation Area that would outweigh the justification for the works.

5.0 **Recommendation**

5.1 **NO OBJECTION** to the proposed work.

Signed  Paul Chaston Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 2 October 2026	