

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/02147/TCA	Ash - Reduce Lower Limbs by up to 3.5m. Tulip - Up to a 2.5m crown reduction. Plum - Fell, Process and Remove.	Old Bakery Maiden Street Weston Hitchin Hertfordshire SG4 7BG

Submitted Plan Nos

2.0 **Relevant Site History**

- 2.1 24/00897/TCA: Permission is sought to fell a Birch tree and to reduce boundary hedge by up to 60cm. 07.05.2024 – No objection

3.0 **Representations**

- 3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is a semi-detached property located within the greenbelt and is within the Weston Conservation Area. The trees are located to the rear of the house.

4.2 **Proposal**

- 4.2.1 Permission is sought to undertake the following works:

Ash - Reduce Lower Limbs by up to 3.5m.

Tulip - Up to a 2.5m crown reduction.

Plum - Fell, Process and Remove.

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 Ash and Tulip trees, which are considered reasonable and would help secure their longer-term management and retain the character and appearance of the Conservation Area. The proposal to fell the Plum tree would not cause unacceptable harm to the visual amenity of the Weston Conservation area.

- 4.3.4 There is no threat to the Ash and Tulip trees, and the Plum tree does not cause a significant contribution to the Conservation Area, therefore I do not consider a Tree Preservation Order to be appropriate.

4.4 **Conclusion**

4.4.1 Whist the proposed work does result in the loss of the Plum tree alongside remedial works to the Ash and Tulip trees. It is considered that the works would not result in any unacceptable harm to the amenity value, nor to the character and appearance of the Weston Conservation Area that would outweigh the justification for the works.

5.0 **Recommendation**

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

Signed  Melissa Tyler	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 6 October 2026	