

DELEGATED FILE NOTE

CASE OFFICER: ...Francis Mabbett.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00779/TCA	T1: Common Ash - Fell. T2: Conifer - Reduce in height by 3/4m and balance. G1: 3x Field Maples - Re pollard back to historical points. G2: 11x Conifers - Reduce in height by 3/4m.	23 Bradway Whitwell Hitchin Hertfordshire SG4 8BE

Submitted Plan Nos

1.0 Policies

2.0 **Site History**

None relevant

3.0 **Representations**

None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

T1 Ash and T2 Conifer (applicant's plan) subject of this application are located in the NW corner of the rear garden while G2 11x conifers are located on the North boundary. G1 3x Field Maple (applicant's plan) is located at the front of the property on the South boundary adjacent to the footpath. The trees are partly visible to the public realm and are visible to surrounding properties. The site is within the Whitwell Conservation Area.

4.2 **Proposal**

T1: Common Ash - Fell. T2: Conifer - Reduce in height by 3/4m and balance. G1: 3x Field Maples - Re pollard back to historical points.

G2: 11x Conifers - Reduce in height by 3/4m.

4.3 **Key Issues**

The key issue for consideration is the impact that the proposed works would have on the character, appearance and amenity of the Conservation Area.

4.3.1 The trees are partly visible to the public realm.

4.3.2 T1 Ash is set back and partly obscured from view by surrounding properties. The tree lacks good form and contributes only moderate amenity to the surroundings. It falls short of the criteria to merit protection by a Tree Preservation Order and its removal will have minimal impact on the surroundings. The conifers were identified as mainly Lawson's Cypress with works to both T2 and G1 regarded as necessary to restrict their size and prevent them outgrowing their location. G1 3x Field Maple have been reduced previously and are being dominated by extensive ivy growth. Their spread is of an extent that it overhangs the footpath and neighbouring gardens beyond. The works will have short-term negative impact on the amenity of these trees, but cyclical pollarding minimises the size of dysfunctional wood resulting from delayed pruning operations and is in-line with the previous management.

4.4 **Conclusion**

- 4.4.1 The proposed works would not result in any unacceptable adverse impact upon the character, appearance and amenity of the Whitwell 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  Naomi Reynard	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 30 April 2026	