

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00802/TCA	Cherry, Hawthorn - Up to a 1m reduction	4 Royal Oak Lane Pirton Hitchin Hertfordshire SG5 3QT

Submitted Plan Nos

1.0 Policies

2.0 **Site History**

None

3.0 **Representations**

None received.

4.0 **Planning Considerations**

4.1 **Site**

Cherry (applicant's plan) is located in the rear garden close to the North outbuilding while the Hawthorn (Applicants plan) is also in the rear garden close to the south outbuilding. The trees are not visible to the public realm, but are visible to surrounding properties. The site is within the Pirton Conservation Area.

4.2 **Proposal**

Up to a 1m Reduction to 1 Cherry and 1 Hawthorn Tree to Prevent them Overhanging the Garden Boundaries and Outbuildings

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 not visible to the public realm.

4.3.2 Although small trees, Cherry and Hawthorn are beginning to outgrow their context of the rear garden of limited space and are now in need of some management. A 1m reduction will serve to restrict and maintain them at a size suitable for their location. The reduction works are unlikely to be detrimental to the health of these trees or to the amenity of the surroundings.

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 Pirton 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	