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| <b>DELEGATED FILE NOTE</b> |
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**CASE OFFICER:** ...William Thompson.....

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT                                                                                                                                                                                                                                           | APPLICATION SITE                                                        |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|
| 24/02319/TCA             | Ash, Sycamore - Reduce height by approx 2.5m in height and 1.5m in width. Ash - Reduce lateral branches back by 2.5m (Audi side only) Mixed species - Clear overhanging branches back from workshop roofs providing a 1.2m horizontal clearance and a 2.5m vertical clearance | Hitchin Audi<br>Nightingale Road<br>Hitchin<br>Hertfordshire<br>SG5 1RQ |

**Submitted Plan Nos**

Location plan Photos

**1.0     Policies**

1.0           **Planning Practice Guidance**

1.1       Tree Preservation Orders and Trees in Conservation Areas 2014

1.2           Hertfordshire County Council Tree and Woodland Strategy 2022–2030

1.3           North Hertfordshire Council Tree Strategy 2017

2.0           **Relevant Site History**

2.1       21/02500/TCA - Mixed Species - Cut back all lateral growth to clear parking bays.  
**No Objection**

3.0           **Representations**

3.1       None

4.0           **Planning Considerations**

4.1           **Site and Surroundings**

4.1.1   The application site is located on Nightingale Road and is within the Hitchin Conservation Area.

4.2           **Proposal**

4.2.1   Ash, Sycamore - Reduce height by approx 2.5m in height and 1.5m in width. Ash - Reduce lateral branches back by 2.5m (Audi side only) Mixed species - Clear overhanging branches back from workshop roofs providing a 1.2m horizontal clearance and a 2.5m vertical clearance.

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 and are located on the northern boundary shared with the adjacent park or alongside the eastern boundary.

4.3.3   The trees are mature and appear visually healthy and the applicant has not submitted any arboricultural report to dispute this.

4.3.4   When viewing the site from the street scene the trees are highly visible; therefore, they contribute towards the character and appearance of the Hitchin Conservation Area; however, the works are to maintain the trees so will not affect public amenity value.

4.3.5   Due to the above reasons, I do not consider the trees to be of high enough public amenity value to warrant a Tree Preservation Order.

4.4           **Conclusion**

- 4.4.1 The proposed work to the trees would not cause such harm to the character and appearance of the Hitchin Conservation Area as to overcome the justification for the work.

5.0 **Recommendation**

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

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| <p>Signed</p><br><br><br><p>Paul Chaston</p> <p>Determining Officer</p> | <p>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</p> |
| <p><b>Date:</b> 29 October 2024</p>                                                                                                                       |                                                                                                                                                 |