

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

24/02353/TCA

Japanese Cherry - Fell

Plinston Hall

Broadway

Letchworth Garden City

Hertfordshire

SG6 3NX

Submitted Plan Nos

Tree report

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 06/00921/1TCA - Removal of 2 Lime trees

No Objection
- 07/02311/1TCA - Removal of 3 Lime trees.

No Objection
- 16/00690/1TCA - Cut back overhanging limbs of 1 Maple tree (T3) to within garden boundary

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 Broadway and is within the Letchworth Conservation Area.

4.2 **Proposal**

- 4.2.1 Japanese Cherry - Fell

4.3 **Key Issues**

- 4.3.1 The key issues in determining this application are: the amenity value of the tree; 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 tree is identified on the submitted location plan and are located in the side/rear garden.
- 4.3.3 The tree is 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 tree is highly visible; therefore, it contributes towards the character and appearance of the Letchworth Conservation

Area and has affect public amenity value. However, the branches may affect cars entering the car park and there are many other trees on the site.

- 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 Letchworth Conservation Area as to overcome the justification for the work.

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: 29 October 2024	