

DELEGATED FILE NOTE

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

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

26/01977/TCA

T1: Corsican Pine - Reduce back from
the building by 2m. T2: Plum - Trim
back from Corsican Pine

7 Hitchin Hill Path
Hitchin
Hertfordshire
SG4 9EU

Submitted Plan Nos

1.0 Policies

2.0 **Relevant Site History**

- 2.1 11/02359/1TCA: Reduction in height by 1.5 metres of 1 Holly tree (T1). 05.10.2011 – **No objection**
- 2.2 19/00041/TPO: T1 Copper Beech - Reduce back from property and thin crown by 25%. 12.03.2019 – **Conditional consent**
- 2.3 19/02095/TCA: T1 Holly - Trim, shape and reduce height by approx 20%. T2 Bay - Trim, shape and reduce height by approx 20%. 05.09.2019 – **No objection**
- 2.4 23/01985/TCA: T2 Plum - Crown reduce the height and spread by up to 1m. 26.09.2023 – **No objection**

3.0 **Representations**

- 3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site is located along a stretch of path linking the main roads of London Road and Stevenage Road. It is with the Hitchin Conservation Area and the Corsican Pine (T1) is visible to the public realm due to its significant height.

4.2 **Proposal**

- 4.2.1 Permission is sought to undertake the following works: T1: Corsican Pine - Reduce back from the building by 2m. T2: Plum - Trim back from Corsican Pine

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 trees, which are considered reasonable and would help secure their longer-term management and retain the character and appearance of the Conservation Area.
- 4.3.4 There is no threat to the trees, therefore I do not consider a Tree Preservation Order to be appropriate.

4.4 **Conclusion**

- 4.4.1 The proposed works would not result in the loss of the trees. It is therefore considered that the works would not result in any unacceptable harm to the amenity value of the

trees, nor to the character and appearance of the Hitchin Conservation Area that would outweigh the justification for the works.

5.0 **Recommendation**

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

Signed  Intan Keen	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 3 September 2026	