

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01054/TCA	T1: Cypress - Remove to ground level. T2: Chinese Privet - Crown reduce to approx 50% in height and shape. T3: Purple Plum - Crown reduce approx 50% in height and shape	26 Benslow Lane Hitchin Hertfordshire SG4 9RE

Submitted Plan Nos

2.0 **Site History**

17/01340/1TCA - T4 Beech - prune lowest limb and reduce remaining crown by 25%.

17/01554/1TCA - T1 Ash - sectional fell to ground level, T2 Juniper - fell to ground level and T3 Purple Plumb - crown reduction by up to 1.5m.

3.0 **Representations**

None received.

4.0 **Planning Considerations**

4.1 **Site**

Cypress (T1) and Chinese Privet 'Excelsum Superbum' (T2) (applicant's plan) are located on the East boundary of the rear garden, whilst the Purple Plum (T3) (applicant's plan) is located opposite the Privet on the West boundary. The trees are not visible to the public realm, but are visible to neighbouring properties. The site is within the Hitchin Conservation Area.

4.2 **Proposal**

T1: Cypress - Remove to ground level. T2: Chinese Privet - Crown reduce to approx 50% in height and shape. T3: Purple Plum - Crown reduce approx 50% in height and shape

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 T1 Cypress, T2 Chinese Privet 'Excelsum Superbum' and T3 Purple Plum are small trees located in a restricted garden and although the pruning will negatively impact the amenity of the trees short-term, regular maintenance to contain the size of the trees is necessary to stop them outgrowing their context. The impact of the removal of T1 Cypress and the reduction works to the other trees on the amenity of the surrounding area will be negligible.

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 Hitchin 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  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 18 May 2026	