

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01899/TCA	T2: Cherry - Remove close to ground level. T3: Coast Redwood - Remove close to ground level. TG6: Apple - Remove close to ground level. T12: Hawthorn - Remove close to ground level.	North Lodge High Street Codicote Hitchin Hertfordshire SG4 8XB

Submitted Plan Nos

2.0 **Site History**

12/00235/1TCA - 20% crown reduction and remove deadwood of 3 Oak trees - No objection

3.0 **Representations**

None received.

4.0 **Planning Considerations**

4.1 **Site**

T2: Cherry and T3: Coast Redwood (applicant's plan) are close to the south-east corner of the property building while TG6: Apple (applicant's plan) is located close to the north-east aspect of the property and T12 Hawthorn (applicant's plan) is close to the north-west corner of the property. The trees are not visible to the public realm. The site is within the Codicote Conservation Area.

4.2 **Proposal**

T2: Cherry - Remove close to ground level. T3: Coast Redwood - Remove close to ground level. TG6: Apple - Remove close to ground level. T12: Hawthorn - Remove close to ground level.

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 All trees have been implicated in a subsidence claim at the property and identified as being within distance of damage in accord with "Tree Roots & Buildings" Cutler, D.F. and I.B.K. Richardson, (1989) in the submitted supporting Enviro Trees report. The supporting information provided does not include any level monitoring or root identification to confirm the responsibility of vegetation and trees, although the report indicates roots were found in trial pits 1 and 3, but not in 2.

4.3.3 However, the trees are small, not highly visible and would not be suitable for Tree Preservation Order (TPO) protection. Their removal will have a negligible impact on the amenity of the surrounding area.

4.4 **Conclusion**

4.4.1 The proposed works would not result in any adverse impact upon the character, appearance and amenity of the Codicote 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  Intan Keen Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 2 September 2026	