

## DELEGATED FILE NOTE

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

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT                                                                                                                                                                                                                                                                                                                                                                                                             | APPLICATION SITE                                                          |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|
| 26/01842/TCA             | S1: Red Robin - Coppice at 0.5m.<br>Remove dead stems from the prunes<br>adjacent growing into it. TG1: 2x<br>Prunes - Cut back the first one up to<br>2.5m into the middle of the grass,<br>cutting to viable growth. Remove the<br>lowest limb on the Prunes nearest to<br>the garage, also encroaching. T1:<br>Sycamore - Cut back the limb<br>growing into the yew to give 1m<br>clearance and lift to give 3m<br>clearance off the ground. | 18 Sollershott West<br>Letchworth Garden City<br>Hertfordshire<br>SG6 3PX |

### **Submitted Plan Nos**

#### **1.0 Policies**

#### **2.0 Site History**

Various tree works applications the most recent:

20/02167/TPO- T2 Scots Pine - Remove dead bough. T5. Scots Pine - Remove lowest bough.  
T8 Scots Pine - Remove 2 lowest Crown boughs, crown lift up to 10m from ground. T9  
Hawthorn - Remove boughs and branches that extend excessively over property, crown lift up  
to 10m- No objection

20/02266/TPO- Fell dead Pine trees T1 & T2 to ground level- No objection

24/01427/TCA - T1. Silver Birch - Fell to ground level - No objection

26/01849/TPO- T2: Chestnut - Cut back the lowest limb up to 5m growing over and shadowing  
the shrubs beneath to allow clearance for growth. T3: Pine - Cut to ground level.- No objection

### 3.0 **Representations**

None received.

### 4.0 **Planning Considerations**

#### 4.1 **Site**

S1: Red Robin, TG1: 2x Prunus (applicant's plan) are located at the front of the property either side of the entrance driveway, while T1: Sycamore (applicant's plan) is located to the North side of the garage. The trees are partly visible to the public realm. The site is within the Letchworth Conservation Area.

#### 4.2 **Proposal**

S1: Red Robin - Coppice at 0.5m. Remove dead stems from the prunes adjacent growing into it.  
TG1: 2x Prunes - Cut back the first one up to 2.5m into the middle of the grass, cutting to viable growth. Remove the lowest limb on the Prunes nearest to the garage, also encroaching.  
T1: Sycamore - Cut back the limb growing into the yew to give 1m clearance and lift to give 3m clearance off the ground.

#### 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 partly visible to the public realm.

4.3.2 S1 Red Robin is regarded as a shrub and therefore exempt from a section 211 notice, it appears mainly dead and the removal of dead wood is also exempt. Coppicing at 0.5m may stimulate regrowth and aid its retention.

4.3.3 2x Prunus are located at the north boundary with low spreading crowns encroaching close to the entrance driveway and garage. The cutback and limb removal will aid access under the trees and prevent conflict with the garage. The works are unlikely to be detrimental to the health of the trees, although it is advised where practical to prune during June, July or August where their gum can be an effective barrier to Silver Leaf infection.

4.3.4 T1 Sycamore is a semi -mature medium sized tree set back within the site. The proposed crown lift to 3m will again allow for good access beneath the tree and the cut back of the limb growing towards the Yew will improve growing conditions for this tree. The impact of all works on the amenity of the conservation area is considered low.

#### 4.4 **Conclusion**

4.4.1 The proposed works would not result in any adverse impact upon the character, appearance and amenity of the Letchworth 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.

|                                                                                                                           |                                                                                                                                                 |
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| <p>Signed</p><br><br><p>Intan Keen</p> | <p>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</p> |
| <p>Determining Officer<br/><b>Date:</b> 2 September 2026</p>                                                              |                                                                                                                                                 |

