

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02715/TCA	T1: Ash - Remove to ground level. T2: Hawthorn - Remove to ground level. T3: Sycamore - Reduce to clear street lamp by 1.5m. T4: Norway Maple - Prune to clear street lamp over roundabout by 1.5m. T6: Norway Maple - Remove to ground level	The Three Moorhens Hitchin Hill Hitchin Hertfordshire SG4 9AJ

Submitted Plan Nos

Location plan Tree Survey

1.0 Policies

2.0 Site History

2.1 N/a.

3.0 Representations

3.1 N/a.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The Three Moorhens Public House is located on Hitchin Hill. Part of the pub is a listed building. There are a number of trees on the site and in the surrounding area.

4.1.2 The site is within a Conservation Area.

4.2 Proposal

4.2.1 T1: Ash - Remove to ground level.

T2: Hawthorn - Remove to ground level.

T3: Sycamore - Reduce to clear street lamp by 1.5m.

T4: Norway Maple - Prune to clear street lamp over roundabout by 1.5m.

T6: Norway Maple - Remove to ground level

4.3 Key Issues

4.3.1 The key issues in determining this application are:

- the amenity value of the tree/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 A Tree Condition Survey by Evoke Tree Services Ltd was submitted in support of the application (survey date 10/10/20250. The relevant details set out in the report have been highlighted below in relation to each tree.

4.3.3 T1: Ash - Remove to ground level. The supporting tree condition report states that the tree in is a poor state and hazardous and recommends urgent removal. This recommendation is supported as the tree is harzardous.

- 4.3.4 T2: Hawthorn - Remove to ground level. The report notes that this tree is dead. The recommendation to remove is supported.
- 4.3.5 T3: Sycamore - Reduce to clear street lamp by 1.5m and T4: Norway Maple - Prune to clear street lamp over roundabout by 1.5m. Supported. The pruning is modest and required to improve the light levels from the streetlamp.
- 4.3.6 T6: Norway Maple - Remove to ground level. The supporting tree condition report states that this tree is in a poor condition with the upper canopy in decline and large areas of dead. The recommendation to remove to ground level is supported.
- 4.3.7 The removal of T1, T2 and T6 is necessary due to the poor health of the trees and danger of T1. They do not make a significant contribution to the character and appearance of the Conservation and adequate trees remain to compensate for their loss. They do not require further protection via a TPO.

4.4 Conclusion

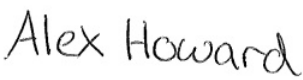
- 4.4.1 The proposed works are necessary and would not result in any unacceptable adverse impact upon the character and appearance of the Conservation Area.

4.5 Alternative Options

- 4.5.1 None applicable.

5.0 Recommendation

- 5.1 No objection.

Signed  Alex Howard Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 31 October 2025	