

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

24/02348/TPO

T1: Silver Birch - Fell to ground level and
eco plug if not grinding.

8 The Finches

Hitchin

Hertfordshire

SG4 9PB

Submitted Plan Nos

Location plan Photos

1.0 Policies

2.0 **Site History**

- 2.1 20/02340/TPO - T1, T2 Silver Birch - Crown reduce back to the historic points (approx 1m of re growth) – Conditional Consent

3.0 **Representations**

- 3.1 None.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site comprises a detached two storey dwelling off The Finches, a residential road in Hitchin. The trees in this area are covered by group TPO/013.

4.2 **Proposal**

- 4.2.1 T1: Silver Birch - Fell to ground level and eco plug if not grinding.

4.3 **Key Issues**

- 4.3.1 The issues associated with this proposal centre upon the appropriateness of the works given that the tree is protected by a Tree Protection Order.
- 4.3.2 The tree is located in a prominent position within the front garden of No. 8 The Finches. It is highly visible from the highway and therefore has a significant contribution to the visual amenity of the area and the TPO Group.
- 4.3.3 The applicant has stated that the tree is a nuisance and has suggested replanting in a more suitable location. In my view, the tree is of a scale and proximity to the main dwelling to cause harm to this structure and its occupants. I consider that this justification is acceptable and would recommend a condition requiring a replacement tree to mitigate the harm to the TPO group.

4.4 **Conclusion**

- 4.4.1 In this instance, due to the above I find no objection to the works that have been proposed here.

4.5 **Alternative Options**

- 4.5.1 None.

4.6 **Pre-Commencement Conditions**

- 4.6.1 None applicable.

5.0 **Recommendation**

- 5.1 That consent be **GRANTED** subject to the following conditions:

1. The works shall be undertaken only by a competent and suitably qualified arboricultural contractor or tree surgeon as capable of carrying them out to an acceptable standard.

Reason: In order that the works are undertaken by a suitably qualified contractor.

2. The works shall be carried out to conform to British Standard 3998 - Recommendations for Tree Work and in a manner so as to ensure that the natural and aesthetic appearance of the trees are maintained to the satisfaction of the Local Planning Authority.

Reason: In order to ensure that the works are undertaken to an acceptable standard which will not harm the health of the tree(s).

3. The Silver Birch tree when felled shall be replaced with a suitable native tree with a girth size of 8-10cm as agreed in writing by the Local Planning Authority.

The replacement tree shall be planted within the front garden of the property within the first available planting season (1st October until 31st March) following the felling unless otherwise agreed in writing by the Local Planning Authority.

In the event of the replacement tree failing to become established or dying within two years of planting, another tree of the same species and planting size shall be planted in its place in the first available planting season unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard and enhance the appearance of the Group Tree Preservation Order.

Signed <i>Alex Howard</i> Alex Howard Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 9 December 2024	