

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01200/TCA	T1, T2: Yew - Reduce by approx. 1.5m and reshape. T3 - T14: Lime - Re pollard to previous points. T15 - T17: Silver Maple - Re pollard to previous points. T18: Cherry - Reduce to previous points.	1 Paynes Park Hitchin Hertfordshire SG5 1EH

Submitted Plan Nos

1.0 Policies

2.0 Site History

Various tree works applications at the site but most recent:

21/00177/TCA - 3x Silver Leaf Maple - Reduce height by approx 1/3 and reduce width to
shape. Bird Cherry - Reduce height by approx 3m, shape width accordingly, thin out
approx 20% and remove major dead wood.- No objection

3.0 **Representations**

None received.

4.0 **Planning Considerations**

4.1 **Site**

T15-T17 3x Silver Maple and T18 Cherry (applicant's plan) are located close to the NE boundary of the site either side of the entrance footpath from Bedford Rd. T1-T2 2x Yew are located on the NW boundary of the site while T3 -T14 12x Lime are located along the NW and SW boundaries. The trees are highly visible to the public realm and the site is within the Hitchin Conservation Area.

4.2 **Proposal**

T1, T2: Yew - Reduce by approx. 1.5m and reshape. T3 - T14: Lime - Re pollard to previous points. T15 - T17: Silver Maple - Re pollard to previous points. T18: Cherry - Reduce to previous points.

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 highly visible to the public realm.

4.3.2 All trees have previously undergone reduction works and the regrowth since has become extensive. Therefore, the operation requires repeating as specified in the proposal as ongoing maintenance of the trees. Cyclical pruning back to previous pruning points avoids regrowth from becoming too large and reduces the area of dysfunctional wood resulting if pruning is delayed. Pruning to previous points and not beyond ensures defensive barriers to microbial ingress created by the tree remain intact and is good arboricultural practice. Therefore, the works should not be detrimental to the health of the trees. They will however, have a negative impact on the amenity of the trees, but this is anticipated to be for a short time only and they are in accord with previous works.

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 Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 11 June 2026	

