

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02059/TCA	Various works	Wolverley House Gardiners Lane Ashwell Baldock Hertfordshire SG7 5LZ

Submitted Plan Nos

Location plan

1.0 Policies

- 1.0 Planning Practice Guidance
- 1.1 Tree Preservation Orders and Trees in Conservation Areas 2014
- 1.2 Hertfordshire County Council Tree and Woodland Strategy 2022–2030
- 1.3 North Hertfordshire Council Tree Strategy 2017
- 2.0 Relevant Site History
- 2.1 Various cases, full history on case file.
- 3.0 Representations
- 3.1 Ashwell Parish Council – None received.
- 4.0 Planning Considerations
- 4.1 Site and Surroundings
- 4.1.1 Wolverley House is located on the western side of Gardiners Lane and within the Ashwell Conservation Area.
- 4.2 Proposal
- 4.2.1 Permission is sought to undertake the following works:
- 2 - Beech – Raise canopy by up to 2.4m 4 & 12 - Cherry x 2 – Remove tree stake 5
- Lime - Raise canopy by up to 2.4m 6 - Willow – re-pollard leaving mistletoe in situ 7
- Ash - Raise canopy by up to 2.4m 8 - Cedar – Top reduction around the sides
- away from building 9 - Lime – Crown thin by up to 30% 11 - Tulip - Raise
- canopy by up to 2.4m Remove Ivy from top of wall near tree 6 and 7
- 4.3 Key Issues
- 4.3.1 The key issues in determining this application are the amenity value of the 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 The trees are identified by number on the submitted site plan.

4.3.3 The trees are sited in various positions around the grounds of the site. The works, in my view, are purely for maintenance purposes and acceptable. The trees provide limited private amenity value though contribute to the wider character and appearance of the Ashwell Conservation Area. Notwithstanding this, the works to the trees is considered justified in order to maintain their longer-term management and their continued contribution to the character and appearance of the Ashwell Conservation Area. There would appear not to be any immediate threat to the trees and therefore there is no evidence to suggest further protection is needed by way of a Tree Preservation Order.

4.4 Conclusion

4.4.1 The proposed works to the trees would not harm their amenity value to a significant degree. As such, the work would not cause such harm to the character and appearance of the Ashwell Conservation Area as to overcome the justification for the work.

5.0 Recommendation

5.1 NO OBJECTION to the proposed work.

Signed  Tom Rea	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 14 October 2024	