

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00811/TCA	T1: Lawson Cypress - 30% reduction and remove hazardous limbs and remove smallest tree to ground level.	28 Chiltern Road Hitchin Hertfordshire SG4 9PJ

Submitted Plan Nos

Location plan Photos

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 22/02495/TCA - T1 Common beech - Reduce by 30% overall by thinning and reducing
excess growth, branches growing towards the house back to suitable growth.

11/02533/1TCA - Reduce one Copper Beech (T1) tree by 30% overall to suitable growth points.

No Objection

No Objection

3.0 **Representations**

3.1 N/a

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is located on the west side of Chiltern Road, Hitchin and is within the Hitchin Conservation Area.

4.2 **Proposal**

4.2.1 T1: Lawson Cypress - 30% reduction and remove hazardous limbs and remove smallest tree to ground level.

4.3 **Key Issues**

4.3.1 The key issues in determining this application are: the amenity value of the tree; 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 tree is identified on the submitted location plan and is located in the rear garden.

4.3.3 As the tree is visible from a public footpath, it holds some amenity value; however, the works are remedial and would not harm the character and appearance of the Conservation Area.

4.3.4 Due to the above reasons, I do not consider there a need to issue a Tree Preservation Order.

4.4 **Conclusion**

4.4.1 The proposed work to the trees would not cause such harm to the character and appearance of the Hitchin Conservation Area as to overcome the justification for the work.

5.0 **Recommendation**

5.1 **NO OBJECTION** to the proposed work.

Signed <i>Paul Chaston</i> Paul Chaston Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 6 May 2025	