

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01600/TCA	T1: Magnolia - Reduce by approx. 25-30% to suitable lateral growth points.	51 Baldock Road Letchworth Garden City Hertfordshire SG6 3JX

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 N/A

3.0 Representations

3.1 **LGCHF** – None received.

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 The site where the tree works are proposed comprises of a two-storey semi-detached dwelling with gardens to the front, side and rear, the rear is where the Magnolia tree is positioned.
- 4.1.2 The property is located at the junction with Baldock Road and Cloisters Road and is within the Letchworth Conservation Area.

4.2 **Proposal**

- 4.2.1 Permission is sought to undertake the following works: T1 Magnolia - Reduce by approx. 25-30% to suitable lateral growth points.

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 as T1 on the submitted site plan and is positioned to the rear of the dwelling. There are limited views of the tree from Cloisters Road and the low-level works proposed would not result in any harm to either public or private amenity value. Notwithstanding this, the works to the tree is considered justified in order to maintain its longer-term management and the continued contribution it makes to the character and appearance of the Letchworth Conservation Area. There would appear not to be any immediate threat to the tree 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 tree would not harm its amenity value to a significant extent. As such, the work would not cause such harm to the character and appearance of the Letchworth Conservation Area as to overcome the justification for the work.

5.0 **Recommendation**

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

Signed  Paul Chaston	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
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Determining Officer	
Date: 15 August 2024	