

DELEGATED FILE NOTE

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

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

25/01895/TCA

Sycamore - Fell

Church Farm House

Bennetts Lane

Rushden

Buntingford

Hertfordshire

SG9 0SQ

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 None.

3.0 **Representations**

3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site lies to the southeast side of Bennett’s Lane in the Rushden Conservation Area.

4.1.2 The Sycamore tree is located to the rear of the farmhouse and alongside the party boundary with the neighbouring property to the west known as Rose Cottage.

4.2 **Proposal**

4.2.1 Permission is sought to undertake the following works:

Sycamore - Fell

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 Sycamore tree is identified on the submitted plan as T1 and the application is supported by photographs of the tree.

4.3.3 The application form states that the Sycamore tree is dead and whilst not dangerous, the condition of the tree is evidenced in the submitted photographs. In the circumstances, a Tree Preservation Order would not be appropriate.

4.4 **Conclusion**

- 4.4.1 Whilst the felling of the Sycamore tree would result in the loss which would naturally impact visual amenity. I am satisfied that the loss can be mitigated by the planting of a replacement tree. As such, I am satisfied that the proposed felling is reasonable and justified and would not cause such harm to the character and appearance of the Rushden Conservation Area as to overcome the justification for the work.

5.0 **Recommendation**

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

Informative/s:

1. In an effort to combat climate change, North Hertfordshire Council advises that a native tree be planted within the rear garden of the property following removal of the Sycamore tree. Please make sure you are familiar with the planting season which runs from 1st November until 31st March, this will give the tree the best chance of survival.

Signed  Naomi Reynard	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 6 August 2025	