

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01954/TCA	Field Maple - Reduce overhanging branches by up to 30%	4 Pondside Graveley Hitchin Hertfordshire SG4 7LG

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 Several application to prune the Field Maple tree have submitted over recent years, all of which have been granted. Full details on case file.

3.0 Representations

- 3.1 N/A

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 The Field Maple tree is located in the rear garden of the property within close proximity with the party boundary to the north and neighbouring property known as Gothic

House. Both 4 Pondsides and Gothic House are listed buildings and are within the Graveley Conservation Area.

4.2 **Proposal**

4.2.1 Permission is sought to undertake the following works:

Field Maple - Reduce overhanging branches by up to 30%

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 plan.

4.3.3 The applicant states that the tree has grown to such an extent that the branches are overhanging the roof of both 4 Pondsides and neighbouring Gothic House. A reduction to the crown of up to 30% appears reasonable and justified in order to ensure the continued longer-term management of the tree.

4.3.4 The proposed works would not impact the amenity value of the tree and I am satisfied that there would be no significant harm to the character and appearance of the Graveley Conservation Area as a result of the proposed works.

4.3.5 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 would be remedial and would not result in any unacceptable harm to the amenity value of the tree or to the character and appearance of the Graveley Conservation Area.

5.0 **Recommendation**

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

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