

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00678/TCA	2x Yew, 3x Conifer, Small Cluster of Conifers, Spruce, Holly - Fell	26 Croft Lane Letchworth Garden City Hertfordshire SG6 1AP

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 None.

3.0 Representations

- 3.1 LGCHF – None received.

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 The application site is located on the south side of Croft Lane and within the Croft Lane, Letchworth Conservation Area.

4.2 Proposal

- 4.2.1 Permission is sought to undertake the following works:

2 x Yew, 3 x Conifer, Small Cluster of Conifers, Spruce, Holly - Fell

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 application is accompanied by a site plan which shows the position of the trees within the garden of the property. In addition, and to support the application, photographs of the trees have been submitted. The trees are of medium maturity and appear visually healthy. Although the trees provide a degree of private amenity value their contribution is limited.
- 4.3.3 I am satisfied that the trees, due to their position, size and shape would not be suitable for consideration for a Tree Preservation Order and that their loss would not result in unacceptable harm to the Croft Lane, Letchworth Conservation Area.

4.4 **Conclusion**

- 4.4.1 The proposed felling of the trees is considered acceptable for the reasons set out above.

5.0 **Recommendation**

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

Signed <i>Andrew Hunter</i> Andrew Hunter Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
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Date: 7 April 2025	
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