

DELEGATED FILE NOTE

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

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

24/02131/TCA

Elder - Remove limb off garage roof.
Turkish hazel - Reduce lateral branches
by 1.2m growing over neighbouring
garden. Plum - Reduce branches off
garage roof to provide a clearance of
1m.

152 Rushby Mead
Letchworth Garden City
Hertfordshire
SG6 1SQ

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 site is located at the junction of Rushby Mead with Pixmore Way and is within the Letchworth Conservation Area. The property is an end of terrace, three row block with garage sited to the rear of the dwelling and close to the party boundary with the neighbouring property to the south known as no.154 Rushby Mead.

4.2 **Proposal**

4.2.1 Permission is sought to undertake the following works:

Elder - Remove limb off garage roof.

Turkish hazel - Reduce lateral branches by 1.2m growing over neighbouring garden.

Plum - Reduce branches off garage roof to provide a clearance of 1m.

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 trees are identified on the submitted site plan and the application is supported by photographs of the trees.

4.3.3 The trees are sited to the southeast of the dwelling and within close proximity to the garage and neighbouring properties no.154 Rushby Mead and no.113 Pixmore Way. It is evident from the submitted photographs that the proposed works would be beneficial in terms of removing the Elder limb from the garage roof and providing clearance of the garage by reducing branches from a Plum tree. Proposed works to the Turkish Hazel involve reducing overhang to the gardens of both neighbouring properties. There is limited amenity value to the trees given their position. Notwithstanding this, the works to the trees is considered justified in order to maintain their longer-term management and their continued contribution to the character and appearance of the Letchworth Conservation Area.

- 4.3.4 There would appear not to be any immediate threat to the trees 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 trees would not harm their amenity value to a significant degree. 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 <i>Andrew Hunter</i> Andrew Hunter	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer	
Date: 21 October 2024	