

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

24/02161/TCA

2x Birch - Reduce by 25%

8 Bury End

Pirton

Hitchin

Hertfordshire

SG5 3QB

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 12/00698/1TCA - Reduce length of major branches of 1 Walnut tree by 15%
15/01021/1TCA - Remove lower branches and reduce overhang 1 Judas Tree (T1)
15/01179/1TCA - Reduce overhang back by 3meters 1 Judas Tree (T1)
- No Objection**
No Objection
No Objection

3.0 **Representations**

- 3.1 None

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The application site is located on Bury End and is within the Pirton Conservation Area.

4.2 **Proposal**

- 4.2.1 2x Birch - Reduce by 25%

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 location plan and are located in the rear garden.
- 4.3.3 The trees are mature and appear visually healthy and the applicant has not submitted any arboricultural report to dispute this.
- 4.3.4 When viewing the site from the street scene the trees are not visible; therefore, they contribute little towards the character and appearance of the Pirton Conservation Area and do not have public amenity value.

4.3.5 Due to the above reasons, I do not consider the trees to be of high enough public amenity value to warrant a Tree Preservation Order.

4.4 **Conclusion**

4.4.1 The proposed work to the trees would not cause such harm to the character and appearance of the Pirton Conservation Area as to overcome the justification for the work.

5.0 **Recommendation**

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

Signed  Andrew Hunter	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 21 October 2024	