

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01140/TCA	A: Unidentified Tree, B: Horse Chestnut - thin and prune by approx 1/3	9 Chiltern Road Hitchin Hertfordshire SG4 9PL

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 20/00982/TCA - T2 Horse Chestnut - Reduce by 20/30%. T3 Norway Maple - Reduce by 20%

No Objection

17/02608/1TCA - T1 Purple Beech - Crown clean & reduce by 20%. T2 Yew - Prune to tidy

No Objection

06/01072/1TCA - Fell 1 Silver Birch tree; lift two lower branches of 1 Beech tree; lift canopy and remove dead wood from 1 Sycamore tree; fell 1 Eucalyptus tree

No Objection

02/01420/1TCA - Removal of Eucalyptus Tree

No Objection

3.0 Representations

3.1 N/a

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The application site is located on Chiltern Road and is within the Hitchin Conservation Area.

4.2 Proposal

4.2.1 A: Unidentified Tree, B: Horse Chestnut - thin and prune by approx 1/3

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 tree is mature and appears 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, so hold little amenity value. Additionally, the proposed works will reduce the height of the trees by an acceptable amount and are of an appropriate scale. Therefore, the works would not harm the character and appearance of the Hitchin Conservation Area.

4.3.5 Due to the above reasons, I do not consider the tree 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 Hitchin Conservation Area as to overcome the justification for the work.

5.0 Recommendation

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

Signed  Melissa Tyler	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 29 April 2025	