

DELEGATED FILE NOTE

CASE OFFICER: ...Francis Mabbett.....

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

26/00071/TCA

T1: Nordic Spruce - Remove. T2: Bay -
Remove. T3, T4: Yew - Remove.

29 Oughton Head Way
Hitchin
Hertfordshire
SG5 2LA

Submitted Plan Nos

1.0 Policies

2.0 **Site History**

None relevant.

3.0 **Representations**

None

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

T1 Norway Spruce, T2 Bay, T3, T4 2x Yew (applicant's plan) subject of this application are all located in the rear garden of the property. The trees not visible to the public realm or only visible with difficulty. The trees are visible to surrounding properties. The site is within the Hitchin Conservation Area.

4.2 **Proposal**

T1: Nordic Spruce - Remove. T2: Bay - Remove. T3, T4: Yew - Remove.

4.3 **Key Issues**

The key issue for consideration is the impact that the proposed works would have on the character, appearance and amenity of the Conservation Area.

4.3.1 The trees are not clearly visible to the public realm.

4.3.2 T1 Spruce is largest of the trees and is the most visible, but it's amenity value is considered to be moderate. This tree is likely to substantially increase in size and has already outgrown its location in the narrow garden. It also has the potential to dominate neighbouring gardens and potentially become a nuisance. The Bay and 2x Yew are much smaller trees and although provide some boundary screening, they occupy a large portion of the garden and contribute limited amenity to the area.

4.4 **Conclusion**

4.4.1 The proposed works would not result in any unacceptable adverse impact upon the character, appearance and amenity of the Hitchin Conservation Area.

4.5 **Alternative Options**

4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

4.6.1 None applicable

5.0 **Recommendation**

5.1 No objection.

Signed  Naomi Reynard	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 30 January 2026	