DELEGATED FILE NOTE

CASE OFFICER: …Ben Glover……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/01202/TCA	T1 Weeping Willow - Reduce by 30%	21 Benslow Lane Hitchin Hertfordshire SG4 9RE

Submitted Plan Nos

1.0 Policies

1.0 **Policies**

Planning Practice Guidance

Tree Preservation Orders and Trees in Conservation Areas

2.0 **Site History**

2.1 None relevant

3.0 **Representations**

3.1 None required.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is situated on the north side of Benslow Lane within a predominately residential area of Hitchin. The tree, subject of this application is situated within the rear garden of the property.

4.2 **Proposal**

4.2.1 Consent is sought for the reduction of a Weeping Willow by 30%.

4.3 **Key Issues**

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

4.3.2 The proposed works are to a tree situated within the rear garden of the property and therefore only limited views are possible of the tree subject to the application. Furthermore, the works proposed are considered to not unacceptably impact the contribution of the tree to the character of this part of the conservation area.

4.4 **Conclusion**

4.4.1 The proposed works would not result in any harm to the character or appearance of the Hitchin Conservation Area.

Signed  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 11 June 2018	