

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00871/TCA	T1: Field Maple - Reduce by 30%. T2: Cherry - Fell. T3: Prunus - Fell. T4-T5: Walnut - reduce by 30%. T6-T7: Hornbeam - Reduce by 30% T8: Hawthorn - Reduce to previous points. T9: Apple - Reduce by 30%	9 Crab Tree Lane Pirton Hitchin Hertfordshire SG5 3QE

Submitted Plan Nos

Locatrion plan

1.0 Policies

2.0 **Site History**

2.1 Previous history relating to tree works.

3.0 **Representations**

3.1 None.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises a residential dwelling off Crab Tree Lane, Pirton. The site is in the Pirton Conservation Area.

4.2 **Proposal**

4.2.1 Consent is sought for:

- T1: Field Maple - Reduce by 30%.
- T2: Cherry - Fell.
- T3: Prunus - Fell.
- T4-T5: Walnut - reduce by 30%.
- T6-T7: Hornbeam - Reduce by 30%
- T8: Hawthorn - Reduce to previous points.
- T9: Apple - Reduce 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 Pirton Conservation Area.

- ☐ The trees are predominantly located in the rear garden of the dwelling with some to the side of the dwelling and along the front boundaries. Given their location, the trees to the rear not significantly visible from the public realm. Therefore, the remedial works to these trees would not be harmful to the visual amenity of the locality, and would not detract from the contributions to the surrounding area.
- ☐ The proposed felling of T2 and T3 would be modestly visible owing to their position adjacent to the boundary with the church, and this is acknowledged, however, I do not consider that they are of sufficient value to warrant their protection.

4.4 **Conclusion**

The proposed works would not result in any unacceptable adverse impact upon the character and appearance of the Pirton 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 <i>S. Kasparian</i> Sarah Kasparian	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 24 April 2025	