

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/02199/TCA	Willow - Fell	4 Lucas Lane Ashwell Baldock Hertfordshire SG7 5LN

Submitted Plan Nos

Sketch 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 19/00127/TCA - T1 Weeping Willow - Reduce back to previous pollard points. No objection.
- 2.2 15/01858/1TCA - Reduce 1 Weeping Willow by 28% (T1). No objection.

3.0 **Representations**

- 3.1 Ashwell Parish Council – None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The site lies on the south side of Lucas Lane and is within the Ashwell Conservation Area.
- 4.1.2 The tree is positioned in the front garden of the property where the land level is raised and therefore the amenity value of the tree is regarded as high.

4.2 **Proposal**

- 4.2.1 Permission is sought to undertake the following works:

- Willow - Fell

4.3 **Key Issues**

- 4.3.1 The key issues in determining this application is the amenity value of the tree; 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 tree is identified on a sketch plan included on the application form and the application is accompanied by a letter from Anglian Water Services Limited dated 21st October 2020 which states that CCTV imaging identified 'very slight root ingress' to the pipework and advises felling of the Willow tree. Due to Covid-19 pandemic the applicant didn't pursue this option and is now in a position to do so.

- 4.3.3 Following a site visit it is evident that the tree does make a contribution to the Ashwell Conservation Area. I could not see any significant above ground root damage however given the advice by Anglian Water, it would not, unfortunately, be appropriate for a Tree Preservation Order to be placed on the tree.

4.4 **Conclusion**

- 4.4.1 The loss of the tree would be significant and would afford a degree of harm to the character and appearance of the Ashwell Conservation Area, however the reasons stated for felling would make it unreasonable, in my view, to withhold consent.

5.0 **Recommendation**

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

Signed  Sarah Kasparian	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 3 October 2025	