

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/03193/TCA	T1: Conifer - Reduce lateral overhang back to boundary or suitable points removing up to 2m	43 Upper Tilehouse Street Hitchin Hertfordshire SG5 2EE

Submitted Plan Nos

1.0 Policies

2.0 **Site History**

22/00235/TCA

3.0 **Representations**

None

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

T1 Conifer (applicant's plan) subject of this application is located on the South boundary of the rear garden of the property. The tree is not visible to the public realm and is visible to surrounding properties. The site is within the Hitchin Conservation Area.

4.2 **Proposal**

T1 - Conifer - Located in neighbouring garden of 43 Upper Tilehouse Street - Encroaching onto No 19 RTC - Would like to reduce lateral overhang back to boundary or suitable points removing up to 2m

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 tree is not visible to the public realm.

4.3.2 T1 Conifer is a medium sized Cypress tree with a crown clearly overhanging No 19 Robert Tebbutt Court and growing close to the building. The proposed works are necessary to prevent direct damage occurring from branches coming into contact with the building and are in accord with common law. The impact on the surrounding area are considered to be negligible.

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  Anne McDonald Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 6 February 2026	