

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/03200/TCA	T1: Willow - Reduce back from the property by 2.5m	19 Benslow Lane Hitchin Hertfordshire SG4 9RE

Submitted Plan Nos

1.0 Policies

2.0 **Site History**

18/01202/TCA

3.0 **Representations**

None

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

T1 Willow (applicant's plan) subject of this application is located in the rear garden of the property close to the house. 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**

1 Willow - Reduce back from the property by 2.5m

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 Willow medium sized tree with moderate amenity value. The proposed works are unlikely to have negative impact on the amenity of this tree and are necessary to prevent direct damage occurring from branches coming into contact with the building. The impact of these works 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	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 6 February 2026	