

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/02177/TCA	T1: Sycamore - Fell to ground level. T2: Holly - Reduce by 1-2m all round. T3: Yew - Cut back and prune by 1-2m all round to maintain size and shape. T4: Holm Oak - Crown reduce by 2-3m all round to maintain size and shape. T5: Robinia - Crown reduce by 1-2m all round to maintain size and shape.	Ashurst Wratten Road East Hitchin Hertfordshire SG5 2AS

Submitted Plan Nos

1.0 Policies

2.0 **Site History**

04/00084/1TCA - Removal of one Sycamore Tree – No objection

08/01246/1TCA - Fell 1 Thuja tree - No objection

12/01114/1TCA - Remove 5 self set Sycamore trees; crown reduce in height by approx 20% to one Sycamore tree and one Elder bush in Ashurst, Wratten Road East. Crown reduce by 20% to 3 Hazelnut trees in garden of BEKA Associates, Midland House, Charlton Road. - No objection

3.0 **Representations**

None received.

4.0 **Planning Considerations**

4.1 **Site**

T1 Sycamore, T2 Holly, T3 Yew (applicant's plan) are located in the rear garden on the North boundary close to the garage, while T4 Holm Oak and T5 Robinia (applicant's plan) are located at the front, close to south-west corner. Trees T4 and T5 are visible to general public. The site is within the Hitchin Conservation Area.

4.2 **Proposal**

T1: Sycamore - Fell to ground level. T2: Holly - Reduce by 1-2m all round. T3: Yew - Cut back and prune by 1-2m all round to maintain size and shape. T4: Holm Oak - Crown reduce by 2-3m all round to maintain size and shape. T5: Robinia - Crown reduce by 1-2m all round to maintain size and shape.

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 Trees T4 and T5 are visible to the public realm.

4.3.2 T1 is a small self-set Sycamore close to the garage, with limited space in which to grow and reach its full size potential. Removal is a proactive approach to preventing future conflict with surrounding structures, that will foreseeably arise from the tree growing in an unsuitable location and will have minimal impact on the amenity of the area.

4.3.3 The pruning of T2 Holly and T3 Yew are a repeat of previous works that appears to be undertaken on a cyclical basis and will not significantly affect the appearance or health of the trees. The works will have a negligible impact on the amenity of the surroundings and are acceptable.

4.3.4 T4 Robinia appears to have been topped at approx. 6m with approx. 6-8m regrowth present. A reduction by 1-2m will not exceed these previous reduction points where barriers to microbial ingress are likely to exist and should therefore not be detrimental to the health of tree.

4.3.5 T5 Holm Oak is a large mature tree that splits into several large stems at crown break approx. 2m above ground level. There is some minor dieback present in the top of the crown and a reduction may help to stimulate regrowth in these areas. Oak produces durable heartwood that can resist decay and a reduction of 2-3m should not expose significantly large areas of dysfunctional wood or heartwood to microbial ingress. The impact on the appearance of tree will be negative initially, but this is anticipated to be short-term only and the tree is expected to recover its aesthetic amenity as new growth appears.

4.4 **Conclusion**

4.4.1 The proposed works would not result in any 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  Paul Chaston Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 2 October 2026	