

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/02166/TCA	T1: Lawson Cypress - Lift over garage roof by 1.5m . T2: Honey locust - Reduce lateral branches by 2.5m. T3: Field Maple - Remove subordinate stem over lawn area and sever Ivy at base. T4: Yew - Reduce lateral branches by 1.5m. T5: Yew - Reduce back to clear neighbours property by 2.5m. G1: Group Hazel - Reduce to around 2.5m above ground level	Hindsmount Cottage Maydencroft Lane Gosmore Hitchin Hertfordshire SG4 7QB

Submitted Plan Nos

2.0 **Site History**

06/01688/1TCA - Reduce Locust Tree by 30% and cut back branches of Cedar that overhang neighbour's property. – No objection

14/01546/1TCA - Removal of one Fir tree - No objection

15/00664/1TCA - Fell 1 Silver Birch Tree (T1) - No objection

3.0 **Representations**

None received.

4.0 **Planning Considerations**

4.1 **Site**

T1 Lawson's Cypress, T2 Honey Locust, T3 Field Maple T4 Yew, T5 Yew and G1 Hazel (applicant's plan) are all located in the rear garden of the property toward the western boundary. The trees are partly visible to general public. The site is within the Gosmore Conservation Area.

4.2 **Proposal**

T1: Lawson Cypress - Lift over garage roof by 1.5m . T2: Honey locust - Reduce lateral branches by 2.5m. T3: Field Maple - Remove subordinate stem over lawn area and sever Ivy at base. T4: Yew - Reduce lateral branches by 1.5m. T5: Yew - Reduce back to clear neighbours property by 2.5m. G1: Group Hazel - Reduce to around 2.5m above ground level

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 trees are partly visible to the public realm.

4.3.2 T1 Lawson's Cypress and T2 Honey Locust are growing close to the garage and are the main trees partly visible to the public realm. The pruning to lift branches away from the garage is necessary to prevent direct damage occurring. Pruning of lateral branches of the Honey Locust, which is clearly encroaching over both gardens will restrict the crown spread while maintaining even form. The trees are likely to tolerate these works without any adverse effects to their health or amenity value and the impact on the surrounding area is anticipated to be low.

4.3.3 The remaining trees are not visible to the public and the proposed works are reasonable in maintaining tree size, to improve enjoyment of affected gardens. The works will have a negligible impact on the amenity of the surroundings and are acceptable.

4.4 **Conclusion**

4.4.1 The proposed works would not result in any adverse impact upon the character, appearance and amenity of the Gosmore 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	