

DELEGATED FILE NOTE

CASE OFFICER: ...Kayleigh Abery.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/01901/TCA	G1: Yew - Crown reduction by 2-3m approx and crown thin by 15%.	The Farmhouse 1 Lodge Farm Heath Lane Codicote Hitchin Hertfordshire SG4 8WP

Submitted Plan Nos

2.0 **Relevant Site History**

- 2.1 01/00708/1TCA: Removal of two Cotoneaster and Conifer trees. Received 02.05.2021 – **No objection**
- 2.2 03/00668/1TCA: Removal of one Horse Chestnut tree. Received 17.04.2003 – **No objection**
- 2.3 23/02248/TCA: Pine – Remove. 09.10.2023 – **No objection**
- 2.4 26/01900/5DN: T1: Horse Chestnut - Fell. 03.08.2026 – **No objection**

3.0 **Representations**

- 3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

- 4.1.1 The Yew trees are located in the front garden at The Farmhouse, they are in the public domain although set back from Heath Lane within a walled garden, the site is within the Codicote Conservation Area.

4.2 **Proposal**

- 4.2.1 Permission is sought to undertake the following works:

G1: Yew - Crown reduction by 2-3m approx and crown thin by 15%.

4.3 **Key Issues**

- 4.3.1 The key issues in determining this application are the amenity value of the trees; 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 trees are identified on the submitted location plan.
- 4.3.3 The proposal enables remedial works to be undertaken to the trees, which are considered reasonable and would help secure their longer-term management and retain the character and appearance of the Conservation Area.
- 4.3.4 There is no threat to the trees, therefore I do not consider a Tree Preservation Order to be appropriate.

4.4 **Conclusion**

- 4.4.1 The proposed works would not result in the loss of the trees. It is therefore considered that the works would not result in any unacceptable harm to the amenity value of the trees, nor to the character and appearance of the Codicote Conservation Area that would outweigh the justification for the works.

5.0 **Recommendation**

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

Signed  Ben Glover	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 9 September 2026	