

DELEGATED FILE NOTE

CASE OFFICER: ...Thomas Howe.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00440/TCA	2x Conifer - Fell to ground level.	3-4 Dairy Cottages Mill Lane Hexton Hitchin Hertfordshire SG5 3JE

Submitted Plan Nos

Location plan

1.0 Policies

2.0 Site History

2.1 No previous history.

3.0 Representations

3.1 N/A

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The application site comprises residential dwellings off Mill Lane, Hexton. The site is situated within the Hexton Conservation Area.

4.2 Proposal

4.2.1 2x Conifer - Fell to ground level.

4.3 Key Issues

4.3.1 The key issue for consideration is the impact that the proposed works would have on the character and appearance of the Hexton Conservation Area.

- 1.0 The Conifer trees are located in the front garden and are visible from Mill Lane.
2.0 The application form advises that the trees are in poor health and need to be felled to improve their safety. I consider that this is sufficient justification to fell these trees.
3.0 I do not consider that they are of sufficient merit to warrant protection by way of a TPO and do not consider that the works would occasion harm to the visual amenity of the Hexton Conservation Area.
4.0 No objection.

4.4 **Conclusion**

The proposed works would not result in any unacceptable adverse impact upon the character and appearance of the Hexton 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  Naomi Reynard Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
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Date: 31 March 2025	
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