

DELEGATED FILE NOTE

CASE OFFICER: ...William Thompson.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00486/TCA	Cypress - Remove	39 Lytton Avenue Letchworth Garden City Hertfordshire SG6 3HU

Submitted Plan Nos

Location plan Photos

1.0 Policies

1.0 Planning Practice Guidance

- 1.1 Tree Preservation Orders and Trees in Conservation Areas 2014
- 1.2 Hertfordshire County Council Tree and Woodland Strategy 2022–2030
- 1.3 North Hertfordshire Council Tree Strategy 2017

2.0 Relevant Site History

- 2.1 None relevant

3.0 Representations

- 3.1 None.

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 The application site is located on Lytton Avenue, LGC and is within the Letchworth Conservation Area.

4.2 Proposal

4.2.1 Cypress – Remove

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 tree is identified on the submitted location plan and is located in the rear garden.

4.3.3 The tree is mature and appears visually healthy and the applicant has not submitted any arboricultural report to dispute this.

4.3.4 The tree is causing damage to property and is partially visible from the streetscene, so has some amenity value but it is not considered a worthy enough specimen for a TPO.

4.3.5 Due to the above reasons, I do not consider the trees to be of high enough public amenity value to warrant a Tree Preservation Order.

4.4 **Conclusion**

4.4.1 The proposed work to the trees would not cause such harm to the character and appearance of the Letchworth Conservation Area as to overcome the justification for the work.

5.0 **Recommendation**

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

Signed 	Development Management North Hertfordshire District Council Council Offices
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Naomi Reynard	Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 31 March 2025	