

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00467/TCA	T1: Scots Pine - Fell to ground level. T2 Holly - Fell to ground level.	45 South View Letchworth Garden City Hertfordshire SG6 3JJ

Submitted Plan Nos

Location plan

1.0 Policies

2.0 Site History

2.1 22/00560/TCA T1 & T2 Scots Pine – Fell. No objection. 29/03/2022.

2.2 23/00708/TCA T1 Pine – Fell. No objection. 18/04/2023.

3.0 Representations

3.1 n/a

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The property is a large, detached dwelling on the south west side of South View and sits within the Letchworth Conservation Area.

4.2 Proposal

4.2.1 T1: Scots Pine - Fell to ground level. T2 Holly - Fell to ground level

4.3 Key Issues

4.3.1 The key issues in determining this application are:

1.0 the amenity value of the tree;

2.0 the impact of the proposed work on the character and appearance of the Conservation Area.

- 4.3.2 T1 Scots Pine is located in the rear garden and is not visible from the street. Its felling would not have a harmful impact on the character and appearance of the Conservation Area. The felling of the tree is acceptable.
- 4.3.3 T2 Holly is located in the front garden and is visible from the street. The tree is modest in size and does not make a significant contribution to the character and appearance of the Conservation. Its removal would be a modest loss to the streetscene but adequate trees remain to compensate for its loss including two further holly trees within the front garden.
- 4.4 Conclusion**
- 4.4.1 The proposed works would not result in any unacceptable adverse impact upon the character and appearance of the Conservation Area.
- 4.5 Alternative Options**
- 4.5.1 None applicable
- 5.0 Recommendation**
- 5.1 No objection.

Signed  Naomi Reynard	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 1 April 2025	

