

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01685/TCA	Group Cypress - Remove to ground level	Treetops 20a Charlton Road Hitchin Hertfordshire SG5 2AE

Submitted Plan Nos

Location plan

1.0 Policies

2.0 Site History

2.1 Various previous applications for tree works.

3.0 Representations

3.1 N/A

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The application site comprises a detached, two storey dwelling on the east side of Charlton Road in a predominantly agricultural part of Charlton. The site is situated within the Charlton Conservation Area.

4.2 Proposal

4.2.1 Consent is sought to fell a group of Cypress trees.

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 Charlton Conservation Area.

1.0 The trees are located to the side boundary and have limited visibility from the public realm due to their siting down a long private drive from Charlton Road.

2.0 The applicant has provided the following justification in the application form:

"The reason the owner wishes to carry out the above work is because the hedge causes excessive shading and low ecological value. The customer wishes to replant with a mixed native hedgerow."

3.0 In my view, I agree with the recommendations of the applicant. The trees are of significant scale and are in close proximity to the dwelling. Their obscured location means they are not of significant quality to warrant the further protection granted by a Tree Preservation Order.

4.0 The proposed replanting with a native hedge row is welcomed.

4.4 **Conclusion**

The proposed works would not result in any unacceptable adverse impact upon the character and appearance of the Charlton 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
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Date: 14 August 2024	
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