

DELEGATED FILE NOTE

CASE OFFICER: ...Melissa Tyler.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01621/TCA	Conifer - Fell to ground level	Court Cottage 33 High Street Offley Hitchin Hertfordshire SG5 3AP

Submitted Plan Nos

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

3.0 Representations

- 3.1 None

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 The application site is within the Offley Conservation Area.

4.2 Proposal

4.2.1 Permission is sought to remove a Conifer tree.

4.3 **Key Issues**

4.3.1 The key issues in determining this application are; the amenity value of the tree; 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 located in the rear garden, however, given that the rear garden borders the High Street as it is set to the side of the host property, the tree is highly visible in the public realm.

4.3.3 There are numerous trees to the in the vicinity of the site and the removal of the tree will not result in any harm to the to the character and appearance of the Offley Conservation Area in my opinion.

4.3.4 Due to the type of tree, a Tree Preservation Order is not recommended.

4.4 **Conclusion**

4.4.1 The proposed work to fell a Conifer tree will not cause such harm to the character and appearance of the Offley Conservation Area as to overcome the justification for the work.

5.0 **Recommendation**

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

Signed  Paul Chaston	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
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Determining Officer	
Date: 14 August 2024	