

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00687/TCA	T1: Fig - Reduce by approx. 20-25%. T2: Ceanothus - Split in the stem requires selective pruning. T3: Hazel - Reduce height by approx. 1-1.5m. T4: Holly - Prune and hedge trim of an ornamental ball to previous points. T5: Cotoneaster - Prune to shape approx. 15-20%. T6: Holly - Pruned to shape approx. 20%. T7: Holly - Prune to shape approx. 20-25%. T8: Yew - Reduce by approx. 20-25%. T9: Laurel - Lateral growth pruned back from the house by approx. 2-3m. T10: Portuguese Laurel - Prune to shape approx. 20%. T11: Hazel - Prune to shape approx. 20% and crown lifted to approx. 2-2.5m.	Fig Tree Cottage The Green Preston Hitchin Hertfordshire SG4 7UB

Submitted Plan Nos

Location plan

1.0 Policies

2.0 Site History

2.1 Extensive history relating to tree works.

3.0 Representations

3.1 None.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The application site comprises a detached residential dwelling off Church Lane, Preston.

4.2 Proposal

- 4.2.1 T1: Fig - Reduce by approx. 20-25%.
T2: Ceanothus - Split in the stem requires selective pruning.
T3: Hazel - Reduce height by approx. 1-1.5m.
T4: Holly - Prune and hedge trim of an ornamental ball to previous points.
T5: Cotoneaster - Prune to shape approx. 15-20%.
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T7: Holly - Prune to shape approx. 20-25%.
T8: Yew - Reduce by approx. 20-25%.
T9: Laurel - Lateral growth pruned back from the house by approx. 2-3m.
T10: Portuguese Laurel - Prune to shape approx. 20%.
T11: Hazel - Prune to shape approx. 20% and crown lifted to approx. 2-2.5m.

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 Preston Conservation Area.

- ☐ The trees are located in the rear garden of Preston House and its side boundary adjacent to The Green. Given their location, the trees are not significantly visible from the public realm but can be viewed when stood close to the surrounding boundaries.

- ☐ The proposed works are remedial and would not result in their loss. Justification is given for the works, with the primary reason being to improve the relationship between the trees and surroundings, or to mitigate potential harm from necessary works. I consider that the nature of the works, and their justification is suitable. I do not consider that the trees are sufficient to merit their preservation by way of a tree preservation order, and do not consider that the works would harm the visual amenities of the Preston Conservation Area.

4.4 **Conclusion**

The proposed works would not result in any unacceptable adverse impact upon the character and appearance of the Preston Conservation Area.

4.5 **Alternative Options**

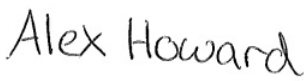
4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

4.6.1 None applicable.

5.0 **Recommendation**

5.1 No objection.

Signed  Alex Howard Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 14 April 2025	