

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/01912/TCA	T1 Cherry - Cut back and remove dead half. T2 Beech - Crown lift and thin branches close to ground. T3 Fern - Crown reduce. T4 Beech - Remove. T5 Sycamore - Crown reduce.	The Dial West Lane Pirton Hitchin Hertfordshire SG5 3QP

Submitted Plan Nos
Location plan

1.0 **Policies**

2.0 **Site History**

2.1 None.

3.0 **Representations**

3.1 N/A.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The Dial consist of two dwellings on the northern corner of West Lane and Burgend Lane within a residential part of Pirton. The site is located within the Pirton Conservation Area.

4.2 **Proposal**

4.2.1 T1 Cherry - Cut back and remove dead half.
T2 Beech - Crown lift and thin branches close to ground.
T3 Fern - Crown reduce.
T4 Beech - Remove.

T5 Sycamore - Crown reduce.

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 Pirton Conservation Area.

1.0 The trees are located in the front / side garden and are visible from the public realm.

2.0 The proposed works to T1, T2, T3 and T5 are remedial and would not harm the significance or the health of the trees. The proposed scale of the works would be appropriate in maintaining the trees.

3.0 T4 has grown in close proximity to the dwelling. The applicant seeks to remove the tree to prevent harm to the dwelling. No structural reports have been submitted to support the application. In my view, the tree is not of significant public amenity value due to its location and size to warrant the further protection afforded by a Tree Preservation Order. As such I have no objection to its removal.

4.4 **Conclusion**

The proposed works would not result in any unacceptable adverse impact upon the character and appearance of the Pirton 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	
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<i>S. Kasparian</i> Sarah Kasparian Determining Officer Date: 11 August 2025	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF