

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/01576/TCA	3x Conifer - Remove	111 Jackmans Place Letchworth Garden City Hertfordshire SG6 1RG

Submitted Plan Nos

Location plan

1.0 Policies

2.0 Site History

2.1 None.

3.0 Representations

3.1 **Letchworth Garden City Heritage Foundation** – None received.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The site is an end terrace two storey dwelling on the north side of Jackmans Place in residential part of Letchworth Garden City. The site is located within the Letchworth Conservation Area.

4.2 Proposal

4.2.1 3x Conifer – Remove

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 Letchworth Conservation Area.

- 1.0 The trees are located to the rear of the property and are not visible from the public highway.
- 2.0 The applicant has stated that the trees are large causing overshadowing to the garden and the footpath to the rear. In my view, the trees have arguably outgrown their residential setting. In any case, I do not consider that the trees are of significant quality or public value to warrant the further protection of a Tree Preservation Order.

4.4 Conclusion

The proposed works would not result in any unacceptable adverse impact upon the character and appearance of the Letchworth 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  Tom Rea	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 19 August 2024	

