

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00077/TCA	T1: Maple - Pollard back to previous points. T2: Ash - Fell to ground level. T3: Tree of Heaven - Fell to ground level.	Green End Cottage Green End Weston Hitchin Hertfordshire SG4 7AL

Submitted Plan Nos

Location plan Photos

1.0 Policies

2.0 Site History

2.1 Extensive site history of 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 residential dwelling off Ashanger Lane, Weston. The site is situated within the Weston Conservation Area.

4.2 **Proposal**

- 4.2.1 T1: Maple - Pollard back to previous points.
T2: Ash - Fell to ground level.
T3: Tree of Heaven - Fell to ground level.

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 Weston Conservation Area.
- ☐ The expiry of this application was 20 February, and therefore the works benefit from deemed consent.
 - ☐ The matter above is noted, however, it is considered that the works would not harm the character and visual amenity of the surrounding conservation area, and following consideration of the submitted details, the application would not have been objected to had it been determined prior to the expiry of the statutory period.

4.4 **Conclusion**

The proposed works would not result in any unacceptable adverse impact upon the character and appearance of the Weston 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  Melissa Tyler Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
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Date: 21 March 2025	
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