

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00243/TPO	T23: Lime - Crown thinning by 25% and reduction in height by up to 3.5m, lift the crown and allowing in more length light	4 Robins Hill Hitchin Hertfordshire SG4 9FE

Submitted Plan Nos

Location plan

1.0 Policies

2.0 Site History

2.1 Various applications for 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 two storey dwelling off Robins Hill, a residential road in Hitchin. The trees in this area are covered by group TPO/155.

4.2 **Proposal**

- 4.2.1 T23: Lime - Crown thinning by 25% and reduction in height by up to 3.5m, lift the crown and allowing in more length light

4.3 **Key Issues**

- 4.3.1 The issues associated with this proposal centre upon the appropriateness of the works given that the tree is protected by a Tree Protection Order.
- 4.3.2 The tree is located in the rear garden of the property but is visible from neighbouring gardens. It is considered to make a modest contribution to the visual amenity of the area and the surrounding TPO Group.
- 4.3.3 The applicant has agreed that the works are remedial, and allow for the tree to be maintained due to its fast growing nature. Some impacts to the amenity of occupiers is arising, and the works would improve these impacts. I consider that the nature of the reduction would not harm the visual amenity of the tree in question, and would therefore be acceptable.

4.4 **Conclusion**

- 4.4.1 In this instance, due to the above I find no objection to the works that have been proposed here.

4.5 **Alternative Options**

- 4.5.1 None.

4.6 **Pre-Commencement Conditions**

- 4.6.1 None applicable.

5.0 **Recommendation**

- 5.1 That consent be **GRANTED** subject to the following conditions:

1. The works shall be undertaken only by a competent and suitably qualified arboricultural contractor or tree surgeon as capable of carrying them out to an acceptable standard.

Reason: In order that the works are undertaken by a suitably qualified contractor.

2. The works shall be carried out to conform to British Standard 3998 - Recommendations for Tree Work and in a manner so as to ensure that the natural and aesthetic appearance of the trees are maintained to the satisfaction of the Local Planning Authority.

Reason: In order to ensure that the works are undertaken to an acceptable standard which will not harm the health of the tree(s).

Signed  Melissa Tyler	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 21 March 2025	