

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
24/02442/TCA	T1: Ash - Sectionally fell. T2: Holly Hedge - Reduce in height by 1-1.5m & trim to reform hedge. T3: Spruce - Sectionally fell	7 Chiltern Road Hitchin Hertfordshire SG4 9PL

Submitted Plan Nos
Sketch location plan

1.0 **Policies**

2.0 **Site History**

2.1 No previous history.

3.0 **Representations**

3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site comprises a semi-detached, two storey dwelling on the north side of Chiltern Road in a residential part of Hitchin. The site is situated within the Hitchin Conservation Area.

4.2 **Proposal**

4.2.1 T1: Ash - Sectionally fell.
T2: Holly Hedge - Reduce in height by 1-1.5m & trim to reform hedge.
T3: Spruce - Sectionally fell

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 Hitchin Conservation Area.

1.0 The Ash and Spruce trees are located in the rear garden and have limited visibility from the public realm.

2.0 No justification has been given for the works, however, given the obscured nature of these trees, I do not consider that they are of sufficient merit to warrant protection by way of a TPO.

3.0 The proposed works to the Holly hedge are not considered to be harmful and would result in their appearance being sympathetic and better maintained. No objection.

4.4 **Conclusion**

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