

## DELEGATED FILE NOTE

**CASE OFFICER:** ...Francis Mabbett.....

| APPLICATION<br>REFERENCE | BRIEF DESCRIPTION OF<br>DEVELOPMENT                                                                                                                                                                                                                                                                                                                                                                                                                                       | APPLICATION SITE                                                                                |
|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| 26/01631/TCA             | <p>T017: Apple, T018, T019: Hornbeam - Sever Ivy at the base. T020: Hornbeam Hedge - Sever ivy at the base where possible. T021(TAG 866), T023, T024, T025, T026.: Limes - Fell to ground level. T35: Mixed Group - Lime, Sycamore, Purple Plum, and Conifer - Sever Ivy at ground level. T36: Robinia - Sever Ivy at the base. T42: Lime - Remove significant deadwood. T44: Plum - Fell, leaving a 1 metre high stump to keep the hedge intact, not leaving a hole.</p> | <p>St Francis College<br/>Broadway<br/>Letchworth Garden City<br/>Hertfordshire<br/>SG6 3PJ</p> |

### **Submitted Plan Nos**

#### **1.0 Policies**

#### **2.0 Site History**

Various tree works applications at the site the most recent:

21/00004/TCA - Various works including removal (as per survey report) – No objection

21/00895/TCA- T043: Cherry Plum - Crown reduction by up to 1.4m back. T037: Robinia - Crown reduction to the south limb by up to 30% back to good viable growth points. T042: Lime - Reduction to the east limb by up to 40%. T047 Tag 890: Plum - Reduction back to historic points at 2.5 m. – No objection

22/02446/TCA - Various tree works including removal as per survey -No objection

#### **3.0 Representations**

None received.

#### 4.0 **Planning Considerations**

##### 4.1 **Site**

All trees (applicant's plan) are located throughout the site with T021(TAG 866), T023, T024, T025, T026 Limes located at the most southerly vehicle entrance off Broadway, while T44 Plum is located on the West boundary at the south of the site, close to Spring Road. The trees are partly visible to the public realm and are visible to users of the college. The site is within the Letchworth Conservation Area.

##### 4.2 **Proposal**

T017: Apple, T018, T019: Hornbeam - Sever Ivy at the base. T020: Hornbeam Hedge - Sever ivy at the base where possible.

T021(TAG 866), T023, T024, T025, T026.: Limes - Fell to ground level. T35: Mixed Group - Lime, Sycamore, Purple Plum, and Conifer - Sever Ivy at ground level. T36: Robinia - Sever Ivy at the base. T42: Lime - Remove significant deadwood.

T44: Plum - Fell, leaving a 1 metre high stump to keep the hedge intact, not leaving a hole.

##### 4.3 **Key Issues**

The key issue for consideration is the impact that the proposed works would have on the character, appearance and amenity of the Conservation Area.

4.3.1 The trees are partly visible to the public realm.

4.3.2 The majority of tree works specified in the Blue Tree survey are to '*Sever ivy at the base*'. Climbing plants are exempt from TPO regulations and provided no damage to host trees occurs this work can be completed without further reference to the council.

4.3.3 T021(TAG 866), T023, T024, T025, T026.: Limes have been kept as small pollards for a long time, but some are now dead while others present sparse, inconsistent regrowth, deadwood, decayed cavities and poor condition. With their reduced amenity, their long-term retention is no longer viable and their limited visibility means the impact of their removal on the surroundings will be low.

4.3.4 T44: Plum is also showing signs of poor condition with a sparse crown and deadwood present. The tree is likely to continue to decline and is again not highly visible to the public realm. The surrounding adjacent tree cover will mainly obscure its removal limiting the impact on the surrounding area.

##### 4.4 **Conclusion**

4.4.1 The proposed works would not result in any adverse impact upon the character, appearance and amenity 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.

|                                                                                                                      |                                                                                                                                                 |
|----------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Signed</p>  <p>Thomas Howe</p> | <p>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</p> |
| <p>Determining Officer<br/><b>Date:</b> 3 August 2026</p>                                                            |                                                                                                                                                 |

