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| <b>DELEGATED FILE NOTE</b> |
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**CASE OFFICER:** ...Vicki Wood.....

**APPLICATION  
REFERENCE**

**BRIEF DESCRIPTION OF  
DEVELOPMENT**

**APPLICATION SITE**

25/02084/TCA

2 x Ash - Remove the lower limbs and  
thin the remaining canopies.

20 Verulam Road  
Hitchin  
Hertfordshire  
SG5 1QE

**Submitted Plan Nos**

Location plan

**1.0     Policies**

1.0           **Planning Practice Guidance**

1.1       Tree Preservation Orders and Trees in Conservation Areas 2014

1.2           Hertfordshire County Council Tree and Woodland Strategy 2022–2030

1.3           North Hertfordshire Council Tree Strategy 2017

2.0           **Relevant Site History**

2.1       Full history on case file.

3.0           **Representations**

3.1       N/A

4.0           **Planning Considerations**

4.1           **Site and Surroundings**

4.1.1   The site lies on the east side of Verulam Road and within the Hitchin Conservation Area. Both trees are located in the rear garden of the property where there are numerous mature trees in this and neighbouring gardens of other properties.

4.2           **Proposal**

4.2.1   Permission is sought to undertake the following works:

2 x Ash - Remove the lower limbs and thin the remaining canopies.

4.3           **Key Issues**

4.3.1   The key issues in determining this application are the amenity value of the trees; the impact of the proposed work on the character and appearance of the Conservation Area; any justification for the proposed work and; whether, taking full account of the above, it would be expedient and in the public interest to make a Tree Preservation Order.

4.3.2   The trees are identified on the submitted plan as T1 and T2 and the application is supported by photographs of the trees.

4.3.3   Both trees are mature and appear visually healthy specimens. Given the maturity and extent of tree coverage in the garden and that of neighbouring gardens, natural light to the rearmost part of the garden space of the property is limited and therefore the proposed works appear reasonable and justified to ensure the longer-term management of the trees.

4.3.4   There would appear not to be any immediate threat to the trees and therefore there is no evidence to suggest further protection is needed by way of a Tree Preservation Order.

4.4           **Conclusion**

4.4.1   The proposed works would be remedial and would not result in the loss of the trees. It is therefore considered that the proposed works would not result in any unacceptable

harm to the amenity value of the trees or to the character and appearance of the Hitchin Conservation Area.

5.0        **Recommendation**

5.1        **NO OBJECTION** to the proposed work.

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| <div>Signed</div> <div></div> <div>Ben Glover</div> | <div>Development Management<br/>North Hertfordshire District Council<br/>Council Offices<br/>Gernon Road<br/>Letchworth<br/>Herts<br/>SG6 3JF</div> |
| <div>Determining Officer</div> <div>Date: 21 August 2025</div>                                                                       |                                                                                                                                                     |