

DELEGATED FILE NOTE

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

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00597/TCA	T1: Silver Birch - Reduce by approx. 25-30% to suitable growth points	9 Kent Place Oughton Head Way Hitchin Hertfordshire SG5 2LE

Submitted Plan Nos

Location plan

1.0 Policies

2.0 Site History

2.1 20/00272/TCA - T1 Silver birch - Reduce by 30% and remove arisings. T2 Elder - Remove dead wood and reshape. T3 Conifer - Reduce by 2m and trim to shape – No Objection

3.0 Representations

3.1 None.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The application site comprises a detached residential dwelling off Kent Place, Hitchin.

4.2 Proposal

4.2.1 Consent is sought for: T1: Silver Birch - Reduce by approx. 25-30% to suitable growth points

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 tree is located in the front garden of the property and is therefore visible from public vantage points within the conservation area. The works proposed would be remedial, and seek to maintain the tree, and would therefore not seek to fell the tree. Its level of amenity would remain and would therefore not detract from the visual amenities of the conservation area.

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  Andrew Hunter Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 7 April 2025	

