DELEGATED FILE NOTE

CASE OFFICER: …Ben Glover……

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
18/00597/TPO	Ash - Three main branches to be reduced back to boundary and remove dead wood	21 Gosmore Road Hitchin Hertfordshire SG4 9AT

Submitted Plan Nos

1.0 Policies

1.1 Policies

Planning Practice Guidance

Tree Preservation Orders and trees in conservation areas.

2.0 **Site History**

2.1 None relevant

3.0 **Representations**

3.1 No consultation undertaken.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is situated on Dale Close, on the junction with Gosmore Road. The tree in question is 1x Ash Tree situated within No. 21 Gosmore Close.

4.2 **Proposal**

4.2.1 Permission is sought to remove dead wood and reduce three main branches back to the party boundary between 21 Gosmore Road and Cedar House on Dale Close.

4.3 **Key Issues**

4.3.1 The key issue for consideration is the impact the proposed works would have on the appearance of the tree and its wider impact on the character and appearance of the area.

4.3.2 The works to the tree appears to be reasonable and proportionate in relation to the size of the trees. I do not consider that the proposed works would result in any unacceptable harm to the tree and its overall contribution to the wider character of the area.

4.4 **Conclusion**

4.4.1 The proposed works would have an acceptable impact on the tree in question and not reduce its overall amenity value.

5.0 **Recommendation**

5.1 That Conditional 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  Simon Ellis Determining Officer	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Date: 17 April 2018	