

DELEGATED FILE NOTE

CASE OFFICER: ...Vicki Wood.....

**APPLICATION
REFERENCE**

**BRIEF DESCRIPTION OF
DEVELOPMENT**

APPLICATION SITE

25/01301/TCA

Sycamore - Fell

Land And Garage At The Rear Of 41

Bedford Street

Hitchin

Hertfordshire

SG5 2JG

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 24/01233/TCA - Sycamore - Cut down branches which overhang the garage roof space. No objection.

3.0 **Representations**

3.1 N/A

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

4.1.1 The application site is located on a garage plot to the rear of 41 Bedford Street and is within the Butts Close Hitchin Conservation Area.

4.2 **Proposal**

4.2.1 Permission is sought to undertake the following works:

Sycamore - Fell

4.3 **Key Issues**

4.3.1 The key issues in determining this application are; the amenity value of the tree; 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 tree is positioned to the southeast side of a garage rer of 41 Bedford Street. An established tree line exists along the same boundary to the rear of the dwellings. Photographs submitted in support of the application show the base of the tree in close proximity of the garage. Visually the tree appears semi-mature, its health is difficult to establish given the extent of ivy coverage and its position amongst other more mature and dominant trees.

4.3.4 I am satisfied that there would be no significant impact to amenity as a result of the loss of the tree.

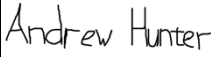
4.3.5 I am of the view that the tree would not be suitable for further protection by way of a Tree Preservation Order.

4.4 **Conclusion**

- 4.4.1 I am satisfied that the loss of the tree would not result in any significant harm to public or private amenity value or to the character and appearance of the Butts Close Hitchin Conservation Area as to overcome the justification for the work.

5.0 **Recommendation**

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

Signed  Andrew Hunter	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 5 June 2025	