

DELEGATED FILE NOTE

CASE OFFICER: ...Henry Thomas.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00386/TCA	T1, T2, T3: Cypress - Fell	The Granary House West End Ashwell Baldock Hertfordshire SG7 5PJ

Submitted Plan Nos

Location plan Photo

1.0 Policies

2.0 Site History

2.1 None.

3.0 Representations

3.1 **Ashwell Parish Council** – No objection. Would recommend replacement of the tree with native species.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The site is a semi-detached two storey dwelling on the corner of Colbron Close and West End with a residential part of Ashwell. The site is within the Ashwell Conservation Area.

4.2 Proposal

4.2.1 T1, T2, T3: Cypress - Fell

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 Ashwell Conservation Area.

- 1.0 The trees are located within the front garden along the eastern boundary of the site, in close proximity to the boundary wall.
- 2.0 The trees are modest in size and are screened by trees / hedging on the other side of the boundary wall. The trees therefore have limited visibility from the public realm.
- 3.0 The application form states that *"All 3 Cypress's have outgrown environment and have potential to damage brick wall in the future."* In my view, I agree with the recommendation of the arboriculturist and do not consider that the trees in their current stature and positioning behind the boundary wall / hedge would be of significant visual amenity value to warrant the further protection afforded by a Tree Preservation Order. I therefore have no objection to their removal.

4.4 **Conclusion**

The proposed works would not result in any unacceptable adverse impact upon the character and appearance of the Ashwell 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  Ben Glover	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
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Determining Officer	
Date: 10 March 2025	