

DELEGATED FILE NOTE

CASE OFFICER: ...Tom Rea.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00589/TCA	T1: Yew - Reduce by 3m across the crown	Pine Lodge 55 Highbury Road Hitchin Hertfordshire SG4 9RW

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 No prior history.

3.0 Representations

- 3.1 N/A.

4.0 Planning Considerations

4.1 Site and Surroundings

- 4.1.1 The application site is located within the front curtilage of the property and within the Hitchin Conservation Area.

4.2 Proposal

4.2.1 T1: Yew - Reduce by 3m across the crown

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 identified on the submitted location plan and is located in the front garden.

4.3.3 The tree is partially obscured from view from the public realm and street scene due to its set back from the highway and obscuring by other trees. The justification for the works is the encroachment onto adjoining property. However, given the modest extent of the works, I do not consider that the works would harm the visual amenities of the trees and the surrounding Conservation Area.

4.3.4 Due to the above reasons, I do not consider the tree to be of high enough public amenity value to warrant a Tree Preservation Order.

4.4 **Conclusion**

4.4.1 The proposed work to the tree would not cause such harm to the character and appearance of the Hitchin Conservation Area as to overcome the justification for the work.

5.0 **Recommendation**

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

Signed  Ben Glover	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
---	---

Determining Officer	
Date: 10 March 2025	