



**TOWN and COUNTRY PLANNING ACT 1990,s.198  
TOWN and COUNTRY PLANNING (TREE PRESERVATION ORDER) REGULATIONS  
1999 (as amended)**

**PLANNING DECISION NOTICE – REFUSAL**

**S6/2012/2286/TP**

**Reduction to lessen the leverage on the extended limbs and removal of deadwood to T1 (English Oak) & Removal of deadwood throughout crown, removal of lower laterals back to the stem and minor reduction to the leverage towards the flats on T2 (English Oak) of TPO 209 at: 31 Theobalds Road Cuffley POTTERS BAR**

**Applicant Name And Address**

Mr O Ismail  
288 Southbury Road  
Enfield  
EN1 1TR

Consent is hereby REFUSED for the following reason(s):-

1. The proposed works will have a detrimental effect on the amenity value of the tree and harm the amenity of the area. The proposal is therefore contrary to the East of England Plan 2008, Welwyn Hatfield District Plan 2005 policies GBSP2, R17, D2, D8,
2. Insufficient information has been supplied to justify the proposed works. The proposal is therefore contrary to East of England Plan 2008 and Welwyn Hatfield District Plan 2005 policy R17.
3. The proposed works are inappropriate for the tree and do not comply with best arboricultural practice. The proposal is therefore contrary to East of England Plan 2008 and Welwyn Hatfield District Plan 2005 policies, R17.

**RECOMMENDATION: REFUSAL REASON(S)**

The proposal has been considered against the National Planning Policy Framework, East of England Plan 2008 policies; Welwyn Hatfield District Plan 2005 policies GBSP2, R17, D2, D8, in addition to the Human Rights Act 1998, which, at the time of this decision indicate that the proposal should be refused for the reason(s) set out above. The decision has been made taking into account material planning considerations and where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework (see Officer's report which can be inspected at these offices).

PLAN NUMBER(S): Location plan received and dated 8 November 2012.

Date: **20/12/2012**

Tracy Harvey  
Head of Planning

## **Continuation...**

If you are aggrieved by the decision of the Local Planning Authority to grant/refuse consent subject to conditions, you may, in accordance with the Town and Country Planning (Trees) Regulations 1999, appeal in writing within 28 days from the date of receipt of this notice, to The Planning Inspectorate, 3/23 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or at [www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk).