

To: Mr J Moseley
3 Hook Lane
Northaw
Potters Bar
EN6 4DA

Important – Planning permission and notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.
- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.
- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.
- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.
- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.
- Failure to comply with conditions may also result in the development not being lawful.
- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.
- A fee may be payable for each request to discharge conditions.

For advice on any of these matters, please contact the duty planning officer or the case officer at Welwyn Hatfield Borough Council, Campus East, The Campus, Welwyn Garden City, AL8 6AE or by email planning@welhat.gov.uk between 0900 – 1300 daily.

**Notice of Decision
Town and Country Planning Act 1990
Town and Country Planning (Tree Preservation
Order) Regulations 2012
Approval of Permission for Development**

To: Mr J Moseley

Application No: 6/2015/2423/TPO

Date of Approval: 10 March 2016

WELWYN HATFIELD BOROUGH COUNCIL, in pursuance of powers under the above mentioned act, hereby GRANT, subject to the development beginning not later than 2 years from the date hereof to: -

Development: Reduce lateral length of adventitious/epicormic growth up to 6m in height and with diameter of up to 2.5cm of Oak tree covered by TPO 119.

At Location: 3 Hook Lane, Northaw, Potters Bar, EN6 4DA

Applicant: Mr J Moseley

Application Date: 7 December 2015

In accordance with the accompanying plans and particulars, subject to the conditions listed below: -

1. The works hereby approved shall be undertaken within three years of the date of this notice.

REASON: To ensure that works to trees are undertaken within an appropriate time scale, after which time reconsideration of their suitability should take place in accordance with the Town and Country Planning Act 1990 (As Amended).

2. The works hereby approved shall be undertaken in accordance with the British Standard 3998:2010 (Tree Work) and by an appropriately qualified person.

REASON: To ensure that any works undertaken comply with arboricultural best practice.

3. The lateral reduction of the oak shall create a pruning wound no larger than 2.5cm in diameter.

REASON: To ensure the preservation of the amenity value and health of the tree.

4. The development/works shall not be started and completed other than in accordance with the approved plans and details:

Tree location photograph received and dated 7 December 2016.

REASON: To ensure that the development is carried out in accordance with the approved plans and details.



Colin Haigh
Head of Planning