

**WELWYN HATFIELD BOROUGH COUNCIL
DIRECTORATE OF STRATEGY AND DEVELOPMENT**

DELEGATED APPLICATION

Application No: 6/2016/0149/EM
Location: 171 Parkway, Welwyn Garden City, AL8 6JA
Proposal: Fell two Conifer trees in the rear garden to ground level
Officer: Mr O Waring

Recommendation: Granted

6/2016/0149/EM

Context			
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant history	N/A		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Summary of neighbour responses	N/A		
Consultee responses	1. Councillor Helen Bromley – N/A 2. Councillor Graham Dowler – N/A 3. Councillor Fiona Thomson – N/A		
Relevant Policies			
EM1 EM2 EM3 Others			
Considerations			
The trees in question are located within the rear garden of 171 Parkway Welwyn Garden City. The trees are both semi-mature Leyland cypress. These trees are over 9m tall and are starting to dominate the garden. The applicant wishes to remove the trees. This work is considered appropriate with the proviso that new tree planting is carried out within the rear garden.			
Conclusion			
The work request is appropriate and would not result in the loss of landscaping that would harm the character of the landscape.			

Conditions:

1. All works carried out in pursuance of this consent shall be and remain part of the Premises and shall be subject to the terms and conditions of the conveyance in all respects as if such works had at all times formed part of the Premises.

REASON: To comply with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

2. This consent or copy hereof shall be annexed to the Conveyance.

REASON: To comply with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

3. There shall be no encroachment over the boundary of the plot either above or below ground level, nor any interference with the foundations of the adjoining property without the agreement of the adjoining owner or lessee.

REASON: To comply with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

4. This consent now issued is given by the Council only in accordance with the requirements of the Management Scheme/Conveyance or Leasehold Covenants.

REASON: To comply with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

5. No works to the tree(s) hereby approved shall commence until details of a suitable replacement tree have been submitted to and approved in writing by the Local Planning Authority. Subsequently, the approved replacement shall not be planted, other than in accordance with the approved details.

REASON: A replacement tree is required given the current amenity value of the tree(s) in accordance with the requirements Policy EM3

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

Plan supplied and date 27 January 2016

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

Informatives:

Approved By:

Ms F Nwanze
9 March 2016