

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

**DELEGATED APPLICATION**

**Application No:** 6/2016/2228/EM  
**Location:** 20 Stanborough Road Welwyn Garden City AL8 6XD  
**Proposal:** Fell Cherry tree to ground level  
**Officer:** Mr O Waring

**Recommendation:** Granted

6/2016/2228/EM

<b>Context</b>			
<b>Constraints</b>	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
<b>Relevant Estate Management history</b>	Application Number: 6/2016/2134/TPO      Decision:      Decision Date: Proposal: Fell Cherry tree to ground level - Conservation Area		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Summary of neighbour responses</b>	N/a		
<b>Town/Parish representations</b>	N/a		
<b>Consultees and responses</b>	N/a		
<b>Relevant Policies</b>	Policy EM3 – Soft Landscaping		
<b>Main Issues</b>			
<b>Appropriateness of the works in relation to the tree(s)</b>	<p>The tree in question is located within the rear garden of 20 Stanborough Road Welwyn Garden City.</p> <p>The tree is mature cherry approximately 9m tall. It is very much in decline with considerable deadwood and dieback within the crown and decay within the main stem. Given the poor health and condition of the tree its removal is considered appropriate.</p> <p>Replacement planting will not be required as there is sufficient vegetation with the rear garden.</p>		
<b>Conclusion</b>			
The work request is appropriate and would not result in the loss of landscaping that would harm the character and amenities of the area.			

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

Application form received 12 October 2016

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

**Determined By:**

Mrs S Smith  
18 November 2016