

**WELWYN HATFIELD BOROUGH COUNCIL  
EXECUTIVE DIRECTOR - PLANNING, PUBLIC PROTECTION AND GOVERNANCE**

**DELEGATED APPLICATION**

**Application No:** 6/2018/2393/TPO  
**Location:** 12 Stanborough Close Welwyn Garden City AL8 6XB  
**Proposal:** Fell 6x Lime Trees (G1) -Conservation area  
**Officer:** Ms Emma Griffin

**Recommendation:** Refused

6/2018/2393/TPO

<b>Context</b>	
<b>Relevant planning history</b>	Application Number: 6/2018/2206/TPO      Decision:      Decision Date: Proposal: Fell 6x Lime trees (G1)
<b>Consultations</b>	
Consultations do not apply to Trees within Conservation Area applications in accordance with the Tree Regulation Order and therefore any response <b>cannot</b> be considered.	
<b>Main Issues</b>	
<b>Whether the tree(s) merit a Tree Preservation Order</b>	<p>An assessment is required of the amenity value of the tree(s) and whether it/they help to preserve the character or appearance of the conservation area.</p> <p>The assessment considers the condition of the tree, its retention span, relative public visibility and other factors – such as, but not limited to, whether it is part of a group, has historical importance and, has good form.</p> <p>The trees condition and suitability is considered to be fair with a remaining useful life expectancy of approximately 40-100 years. The trees overall size can be classed as medium with clear visibility to the public.</p> <p>The trees are considered to comprise a group or part of a group which is important for its cohesion.</p> <p>A TEMPO assessment concludes that the trees are worthy of protection by way of Tree Preservation Order.</p> <p>The lime trees (4 of the 6 listed above, situated in the boundary of the listed property) form a small and compact group which have previously been under a pollard regime. The trees are of fair health giving consideration to the proximity to each other and the predicted retention span of each specimen. The trees are visible from all surrounding public places due to the height of the property and breaks within the surrounding housing. The group offers a positive effect on the landscape and character of the Conservation Area and this could be maintained through an appropriate pollard regime.</p>
<b>Conclusion</b>	
From the above considerations, it is concluded that the trees are appropriate for a Tree Preservation Order.	

**Reasons for Refusal:**

1. The lime trees form a small and compact group which have previously been under a pollard regime. The trees are of fair health and are visible from all surrounding public places due to the height of the property and breaks within the surrounding housing. The group offers a positive effect on the landscape and character of the Conservation Area and this could be maintained through an appropriate pollard regime. The felling of the trees would have a negative effect on the character and appearance of the Welwyn Garden City Conservation Area.

**REFUSED DRAWING NUMBERS**

2.

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
Tree Sketch		Tree Sketch	18 September 2018

**Determined By:**

Mr Chris Carter  
5 November 2018