

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

DELEGATED APPLICATION

Application No: 6/2018/2398/EM
Location: 42 Rooks Hill Welwyn Garden City AL8 6ET
Proposal: Fell 1x Cherry Tree(T1) and Reduce 1x Norway Maple (T2) by 20%
Officer: Mr Oliver Waring

Recommendation: Granted

6/2018/2398/EM

Context	
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967
Relevant Estate Management history	<p>Planning</p> <p>Application Number: 6/2018/2397/EM Decision: Decision Date: Proposal: Fell 1x Cherry Tree(T3)</p> <p>Application Number: N6/2011/0454/TE Decision: Granted Decision Date: 18 April 2011 Proposal: Fell Horse Chestnut tree to ground level, fell Two Conifer trees and reduce and shape Thorn tree by 25%</p> <p>Application Number: N6/2011/1784/TE Decision: Granted Decision Date: 03 October 2011 Proposal: Removal of broken branches from Cherry tree</p> <p>Application Number: N6/2011/2602/TE Decision: Granted Decision Date: 10 January 2012 Proposal: Reduce Cherry tree by 35%</p> <p>Application Number: N6/2012/1293/TE Decision: Granted Decision Date: 01 August 2012 Proposal: Removal of Conifer tree located in front garden</p> <p>Application Number: 6/2015/2432/EM Decision: Granted Decision Date: 14 December 2015</p>

	Proposal: Removal of Rowan tree.		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Summary of neighbour responses			
Consultees and responses	1. Welwyn Hatfield Borough Council - Councillor Helen Bromley 2. Welwyn Hatfield Borough Council - Councillor Fiona Thomson 3. Welwyn Hatfield Borough Council - Councillor Siobhan Elam		
Relevant Policies	Policy EM3 – Soft Landscaping		
Main Issues			
Appropriateness of the works in relation to the tree(s)	<p>The trees in question are located within the rear garden of 42 Rooks Hill Welwyn Garden City.</p> <p>The cherry tree marked as T1 on the plan is on poor health and condition. There is no objection to the removal of this tree with the proviso that replacement planting is undertaken within the rear garden.</p> <p>The Norway maple, marked T2 on the supplied plan, is a mature tree in good health and condition. The tree has a broad spreading crown and the applicant is proposing to reduce the crown of the tree by 20%. This work is considered appropriate and good arboricultural practise.</p>		
Conclusion			
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 works hereby permitted must only be carried out during winter (November to February, inclusive) or high summer (July to August inclusive) and at no other time.

REASON: To maintain the character and appearance of the area in accordance with Policy EM3 of the Estate Management Scheme.

DRAWING NUMBERS

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

Plan Number	Revision Number	Details	Received Date
Tree Sketch		Tree Sketch	18 September 2018

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

Determined By:

Mr Chris Carter
25 October 2018