

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

DELEGATED APPLICATION

Application No: 6/2019/2665/EM
Location: 27 Rooks Hill Welwyn Garden City AL8 6EU
Proposal: Fell 8 x Leyland Cypress
 Reduce 1 x Beech tree by 2m height & 1m width
Officer: Ms Emma Griffin

Recommendation: Granted

6/2019/2665/EM

Context			
Site description	27 Rooks Hill, Welwyn Garden City, AL8 6EU		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant Estate Management history	Planning None		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Summary of neighbour responses	None		
Consultees and responses	None		
Relevant Policies	Policy EM3 – Soft Landscaping		
Main Issues			
Appropriateness of the works in relation to the tree(s)	<p>Beech: Fastigate beech to the front of the property is approximately 8m+ in height with a 4m crown spread. The tree offers a high amenity value as it has good visibility to the public and is in good condition. Works are sought to reduce the crown by 2m in height and maintain to reduce its dominance in the garden. These works would not negatively affect the character or amenity of the area.</p> <p>Leylandii, there are 8 stems making this hedge, the hedge is approximately 6m in height for the side length of the garden. The hedge is beginning to dieback with many sections dead. Branches are touching structures within the garden and causing damage along with roots lifting and creating trip hazards. Works are sought to remove the hedge and replace with fencing to match the neighbouring properties. That fence however does not form part of this application and a further consent would be required.</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 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.

6. 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

7. 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
Location Plan		Location Plan	23 October 2019
Tree Sketch		Tree Sketch	23 October 2019

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

Informatives:

1. This consent only gives consent for that described within the description of the development. In the event that a replacement boundary is required in place of the Leyland Cypress then Estate Management Consent and any other relevant permission must be applied for and recieved before this takes place.

Determined By:

Mrs Sarah Smith
29 November 2019