

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

DELEGATED APPLICATION

Application No: 6/2020/2014/EMT
Location: 18 Fordwich Road Welwyn Garden City AL8 6EY
Proposal: Fell 2 x Holly to ground level and fell 4 x Lawson Cypress to ground level
Officer: Mr Oliver Waring

Recommendation: Granted

6/2020/2014/EMT

Context			
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant Estate Management history	Planning		
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>(Due to restrictions in place because of Covid-19 the trees were assessed from a public view point).</p> <p>The trees in question are located within the rear garden of 18 Fordwich Road, Welwyn Garden City.</p> <p>The Lawson cypress trees are growing along the left hand boundary of the garden. The holly trees are located one either side of the garden.</p> <p>None of the trees have significant amenity value and their removal would have no overall effect on the character of the area.</p> <p>There is no objection to the removal of the trees with the proviso that replacement planting is undertaken to ensure there no overall loss of tree cover.</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. No works to the tree(s) hereby approved shall commence until details of a suitable replacement trees have been submitted to and approved in writing by the Council. Subsequently, the approved replacements 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 of 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
		Location Plan	13 August 2020
		Tree Sketch	13 August 2020

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

Determined By:

Ms Emma Griffin
6 October 2020