

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

DELEGATED APPLICATION

Application No: 6/2020/2448/TPO
Location: 10 Hook Lane Northaw Potters Bar EN6 4DA
Proposal: Fell and treat 2 x Oak trees (T4 and T5)
Officer: Mr Gregory Coppenhall

Recommendation: Granted

6/2020/2448/TPO

Context	
Site description	10 Hook Lane Northaw Potters Bar EN6 4DA
Relevant history	<p>Planning</p> <p>Application Number: 6/2020/0393TPO Decision: Granted Decision Date: 05 March 2020</p> <p>Proposal: Fell x 1 Oak tree T3</p> <p>Covered by TPO 119</p>
Main Issues	
Appropriateness of the works in relation to the tree(s)	<p>A subsidence issue has occurred and the Oak trees have been indicated as the cause. Sufficient evidence has been provided to indicate the Oak trees are causing the issue. Evidence supplied includes:</p> <ul style="list-style-type: none"> • Level and crack monitoring – displaying seasonal movement of levels and cracks on the building to show the movement in the cracks and levels is reflective of subsidence caused by vegetation. • Arboricultural report – identifying trees causing the issue. • Site investigation factual report/Geotechnical report - inclusive of soil analysis (shear strength, moisture content, shear vane strength etc.), bore pits and root sample analysis. <p>Unfortunately this area is characterised by clay soils which have the ability to shrink and swell. The mature vegetation in the area has the possibility to exacerbate the issue of shrinking and swelling, causing vegetation caused subsidence. This occurs where the continued desiccation of the soil by the tree occurs to an extent that the soil is unable to recover, causing the building or in this instance, the house, to sink.</p> <p>A neighbour has objected to the removal of the oaks, however the evidence provided is sufficient to implicate the trees in damage to the property. A refusal of the application could mean the council become liable for expensive repairs or underpinning</p>
Conclusion	
The evidence provided indicates Oaks T4 and T5 to be the cause of the subsidence issue occurring at 10 Hook Lane, Northaw, Potters Bar. Unfortunately this means the removal of these protected trees is necessary to protect the property.	

Conditions:

1. 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.

DRAWING NUMBERS

2. 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
		Site Plan	23 September 2020

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

Determined By:

Mr Oliver Waring
19 November 2020