

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

DELEGATED APPLICATION

Application No: 6/2020/2611/EMT
Location: Land to the rear of 14 Rooks Hill Welwyn Garden City AL8 6ET
Proposal: Reduce 3x Lombarady Poplar by 50% and sever ivy at the base, reduce Large Tilia Europaea group by 6m and sever ivy at base and fell Dead Silver Birch to low stumps
Officer: Mr Oliver Waring

Recommendation: Granted

6/2020/2611/EMT

Context			
Site	Land to the rear of 14 Rooks Hill, Welwyn Garden City		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant Estate Management history	Planning		
Consultations			
Neighbour representations	Support: 1	Object: 0	Other: 0
Summary of neighbour responses	William Hollyer 16 Rooks Hill Welwyn Garden City AL8 6ET Comment: This work needs to be carried out - I fully support this.		
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 viewpoint)</p> <p>The trees in question are located on a piece of waste ground between 14 Rooks Hill and Stanborough Close Welwyn Garden City.</p> <p>The three poplars are large mature trees. Given the age and of these tree there is likely to be some decay in the main stems. Given the proximity of the trees to the house a significant reduction is considered appropriate. The removal of the ivy is also considered appropriate management.</p> <p>The lime tree is mature tree with a broad spreading crown. The applicant is proposing to reduce the tree by 6m. This is a significant reduction but given the location of the tree close to the properties the work is considered appropriate.</p>		

	The silver birch within this piece of land has died. There is no objection to the removal of this tree.
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.

DRAWING NUMBERS

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

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

Determined By:

Mr Gregory Coppenhall

21 December 2020