

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

**DELEGATED APPLICATION**

**Application No:** 6/2020/3295/TPO  
**Location:** 21 Kingsmead Cuffley Potters Bar EN6 4AN  
**Proposal:** Works to remove T4 Oak Tree including installation of root barrier  
**Officer:** Mr Gregory Coppenhall

**Recommendation:** Granted

6/2020/3295/TPO

<b>Context</b>	
<b>Site description</b>	21 Kingsmead Cuffley Potters Bar EN6 4AN
<b>Relevant history</b>	<p>Planning</p> <p>Application Number: S6/2008/0491/TP      Decision: Refused      Decision Date: 02 May 2008</p> <p>Proposal: REDUCE OAK TREE T6 BY 30-35%, RE-SHAPE AND TRIM NEW GROWTH COVERED BY TPO 3</p> <p>Application Number: 6/2020/1511/TPO      Decision: Refused      Decision Date: 21 July 2020</p> <p>Proposal: Removal of Oak tree (labelled T4 in arboricultural report and T6 on tree sketch) and treating its stump to prevent removal (TPO)</p>
<b>Main Issues</b>	
<b>Appropriateness of the works in relation to the tree(s)</b>	<p>The applicant seeks to remove an Oak tree. A subsidence issue has been occurring and the Oak tree listed as T4 in these plans protected by TPO 3 (1964) and is listed as T6.</p> <p>The following evidence has been submitted and can be found within this application:</p> <ul style="list-style-type: none"> <li>• An arboriculturalist's report which identifies and plots the trees on and around the site.</li> <li>• An engineer's report which classifies and quantifies the damage being caused.</li> <li>• Level monitoring investigation to show the amount at which the subsidence is occurring and critically when it is occurring. This helps show that the subsidence occurring is caused by vegetation on the site.</li> <li>• Site investigations report which shows the depth of the foundations, the location and quality of surrounding pipe/drainage infrastructure, the type of soil (only clay soils may cause subsidence and heave), the roots found beneath the foundations and identification of the roots species.</li> </ul> <p>The above evidence is sufficient to suggest that the cause of the subsidence at this address is vegetation related and implicates the tree T6 Oak protected by</p>

	TPO 3 (1964). The installation of the root barrier must comply with the arboricultural method statement. This approval does not grant permission to remove trees or access land without the landowners explicit permission prior to doing so.
<b>Conclusion</b>	
The work request is appropriate given the evidence supplied and damage occurring to the property.	

**Informatives:**

1. The granting of this permission does not convey or imply any consent to build upon or access from any land not within the ownership of the applicant.

**Determined By:**

Mr Oliver Waring  
25 January 2021