

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

DELEGATED APPLICATION

Application No: 6/2021/0986/EMT
Location: 18 Rooks Hill Welwyn Garden City AL8 6ET
Proposal: Lawson Cypress to reduce by 6m height
 Hawthorn hedge behind Lawson Cypress to reduce height by approximately 3.5m
Officer: Ms Emma Griffin

Recommendation: Granted

6/2021/0986/EMT

Context			
Site description	18 Rooks Hill Welwyn Garden City AL8 6ET		
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>The Lawson Cypress and Hawthorn hedge are situated to the rear of the property with a fair view to the public due to the petrol station to the rear. Works are sought to reduce both to form a neat hedge line that is easier to maintain.</p> <p>The Cypress is approximately 8m in height and whilst the reduction would be significant the tree is in fair condition and appears to be part of an outgrown hedge.</p> <p>The hawthorn hedge is approximately 6m in height and the reduction would reduce the hedge to be more in-keeping with the rest of the area.</p> <p>Due to COVID-19 restrictions the tree and hedge have been viewed from a public vantage point only.</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.

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		Location plan	25 March 2021
Tree sketch		Tree sketch	25 March 2021

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

Determined By:

Mr Oliver Waring
20 May 2021