

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

DELEGATED APPLICATION

Application No: 6/2022/0604/EMT
Location: 24 Rooks Hill Welwyn Garden City AL8 6ET
Proposal: 1 x Hawthorn to fell to ground level. The tree is compromised from storm damage
Officer: Ms M Hill

Recommendation: Granted

6/2022/0604/EMT

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|--|---|-----------|----------|
| Context | | | |
| Site and Application description | 24 Rooks Hill Welwyn Garden City AL8 6ET 1 x Hawthorn to fell to ground level. The tree is compromised from storm damage. | | |
| Constraints | Estate Management Scheme, as defined within the Leasehold Reform Act 1967 | | |
| Relevant Estate Management history | Application Number: 6/2022/0599/TC Decision: Decision Date: Proposal: Reduce 1 x Hawthorn tree to ground level. The tree is compromised from storm damage Application Number: 6/2015/2431/TPO Decision: Granted Decision Date: 14 December 2015 Proposal: Dead & Dangerous tree application - Removal of Rowan tree - Conservation Area. Application Number: 6/2015/2432/EM Decision: Granted Decision Date: 14 December 2015 Proposal: Removal of Rowan tree. | | |
| 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) | The application tree is a fully mature, small, thorn tree standing in the front garden on the boundary with the public footpath. It is in reasonable health and vitality with minor amounts of deadwood. The structural condition is poor following primary branch loss at 1m20 on south side of crown. It is reasonable | | |

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| | to remove this tree, provided a replacement is provided. |
| 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. One Prunus, Malus, Crataegus or Pyrus with minimum girth/circumference of 10-12cm shall be planted in a similar location in the next available planting season (October - February) in accordance with the British Standard 8545:2014 (Trees: from nursery to independence in the landscape – Recommendations) following the works hereby approved.

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.

2. 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.

3. 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.

4. 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.

5. 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

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 15 March 2022

Location plan and tree sketch 15 March 2022

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

Determined By:

Mr Oliver Waring
14 April 2022