

**WELWYN HATFIELD BOROUGH COUNCIL  
ASSISTANT DIRECTOR (PLANNING)**

**DELEGATED APPLICATION**

**Application No:** 6/2023/0694/TPO  
**Location:** 86 Bell Lane Brookmans Park Hertfordshire AL9 7AY  
**Proposal:** Oak tree -Full crown reduction, 30% approximately 4 metres from top and 3 metres from sides. The branches to the side are overhanging the roof of the house and near to making contact which would cause a lot of damage to the roof structure of the house.  
**Officer:** Ms Emma Griffin

**Recommendation:** Granted

6/2023/0694/TPO

<b>Context</b>	
<b>Site description</b>	86 Bell Lane Brookmans Park Hertfordshire AL9 7AY
<b>Relevant history</b>	<p>Planning</p> <p>Application Number: 6/2016/1407/TPO      Decision: Granted      Decision Date: 05 September 2016</p> <p>Proposal: Removal of Scots Pine tree covered by TPO 141 (1989)</p> <p>Application Number: 6/2022/2917/TPO      Decision: Granted      Decision Date: 25 January 2023</p> <p>Proposal: Pine tree in front garden rotten and beginning to fall. Plan to cut down to the root and remove.</p> <p>TPO 141 T14</p> <p>Application Number: 6/2023/0252/TPO      Decision: Granted      Decision Date: 13 March 2023</p> <p>Proposal: T1 Large Mature Oak tree - Reduction to crown of tree by approximately 2.5 meters back to appropriate growth points.</p>
<b>Main Issues</b>	
<b>Appropriateness of the works in relation to the tree(s)</b>	<p>The oak is located to the rear of the dwelling and offers some visibility to the public.</p> <p>The oak is in excess of 15m in height and a 12m crown spread – as seen at the time of viewing for application 6/2023/0252/TPO.</p> <p>The homeowner was not aware of the previous application submitted by the tree surgeon agent and has since sought a different reduction amount as the original of 2.5m in considered too light by the applicant.</p> <p>The oak is a dominant feature of the area but concerns of overhang to the dwelling and deadwood are the reason for the reduction. A crown reduction would alleviate excess weight and overhang but still retain shape and form.</p> <p>The tree appears to be in good health and condition.</p>

	<p>The crown reduction approved within this application is considered based on the dimensions of the oak when seen as part of application 6/2023/0252/TPO, the permission grants the reduction of 4m in height and not 6.5m in height by combining the two applications.</p> <p>A seasonal works condition has been included to prevent undue stress to the tree.</p>
<p><b>Conclusion</b></p>	
<p>The crown reduction is considered appropriate and will not negatively affect the health and amenity of the tree. The application should be approved.</p>	

**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.

2. The works hereby permitted must only be carried out during winter (November to February, inclusive) or high summer (July to August inclusive) and at no other time.

REASON: To maintain the character and appearance of the area in accordance with Policies GBSP2, D1, D2, D8 and R17 of the Welwyn Hatfield District Plan 2005.

**DRAWING NUMBERS**

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

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
		tree sketch	4 April 2023

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

**Determined By:**

Mr Oliver Waring  
4 July 2023



**WELWYN  
HATFIELD**