

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

**DELEGATED APPLICATION**

**Application No:** 6/2023/1186/EMT  
**Location:** 26 - 44 Rooks Hill, Welwyn Garden City, AL8 6ET  
**Proposal:** G1 - Cherry x 2 - Located to Side/Rear of No 26 - Encroaching onto property and low over public footpath - Would like to reduce lateral branches by up to 2.5m to clear property and Crown lift to 2-2.5m over footpath  
 T1 - Maple - Located to rear of No 38/40 - Low over gardens with over extended branches - Would like to crown reduce removing up to 2.5m and Crown lift to approx 2-2.5m  
**Officer:** Mr James Hare

**Recommendation:** Granted

6/2023/1186/EMT

<b>Context</b>			
<b>Site and Application description</b>	26 - 44 Rooks Hill, Welwyn Garden City, AL8 6ET		
<b>Constraints</b>	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
<b>Relevant Estate Management history</b>	<p>Planning</p> <p>Application Number: 6/2018/2398/EM      Decision: Granted      Decision Date: 25 October 2018</p> <p>Proposal: Fell 1x Cherry Tree( T1) and Reduce 1x Norway Maple (T2) by 20%</p> <p>Application Number: 6/2018/2399/EM      Decision: Granted      Decision Date: 06 November 2018</p> <p>Proposal: Reduce 2x Cherry Tree (G1) by 20% and 1x Mixed Species (G2) reduce height by 2m</p> <p>Application Number: 6/2018/2397/EM      Decision: Granted      Decision Date: 06 November 2018</p> <p>Proposal: Fell 1x Cherry Tree(T3)</p> <p>Proposal: Fell 1 x Cherry tree (T1) and leave stump in the ground, covered by conservation area</p> <p>Application Number: 6/2021/0489/EMT      Decision: Withdrawn      Decision Date: 21 April 2021</p> <p>Proposal: Fell 1 x Cherry tree (T1) but leave stump in the ground</p>		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0

<b>Summary of neighbour responses</b>	None
<b>Consultees and responses</b>	None
<b>Relevant Policies</b>	Policy EM3 – Soft Landscaping
<b>Main Issues</b>	
<b>Appropriateness of the works in relation to the tree(s)</b>	<p>All trees detailed in the application are approximately 6m tall with a radial spread of 4m taking on a round form. The cherry trees have a prominent visibility and high amenity value, the maple tree has visibility with difficulty and high amenity value.</p> <p>The treeworks detailed in the application are to remove the obstruction of the cherry tree to the footpath and reduce the negative impact that the maple tree is having on light penetration and enjoyment of the garden. Neither treeworks will negatively impact the character or amenity of the area.</p>
<b>Conclusion</b>	
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 Welwyn Garden City Estate Management Scheme only.

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:

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
		Location form	2 August 2023
		Aerial view	5 June 2023

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

#### **Determined By:**

Mr Oliver Waring  
1 September 2023