

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

DELEGATED APPLICATION

Application No: 6/2023/1439/EMT
Location: 27 Rooks Hill Welwyn Garden City AL8 6EU
Proposal: 1 x Beech to reduce by 1.2m in height and 1.5m in width to retain shape and size of the tree
Officer: Ms Emma Griffin

Recommendation: Granted

6/2023/1439/EMT

Context			
Site description	27 Rooks Hill Welwyn Garden City AL8 6EU		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant Estate Management history	Planning Application Number: 6/2019/2665/EM Decision: Granted Decision Date: 29 November 2019 Proposal: Fell 8 x Leyland Cypress Reduce 1 x Beech tree by 2m height & 1m width		
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 fastigate beech is located to the side of the property and due to the road layout, the tree is in clear visibility to the public. The tree is in excess of 7m with a 5m crown spread.</p> <p>The tree appears in good condition and has responded well to the previous crown reduction.</p> <p>Works are sought to reduce the tree back to previous reduction points and bring some spreading branches back into profile for the upright species. It is good arboricultural practice to maintain crown reductions and a seasonal works condition has been included to prevent undue stress to the tree.</p> <p>The works are considered appropriate and would not detract or negatively affect the character and amenity of the area.</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 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.

6. 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 Policy EM3 of the Estate Management Scheme.

DRAWING NUMBERS

7. 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
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Tree sketch

11 July 2023

Location plan

11 July 2023

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

Determined By:

Mr Oliver Waring
5 September 2023