

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

**DELEGATED APPLICATION**

**Application No:** 6/2022/1202/EMT  
**Location:** 7 Densley Close Welwyn Garden City AL8 7JX  
**Proposal:** T1 Oak to reduce by 2m in height and 2.5m in width (crown diameter) to maintain size and spread  
 T2 Oak to reduce by 2m in height and 3m in width (crown diameter) to allow more ambient light into property and lawn area. This tree is very central and dominates the sky.  
**Officer:** Ms M Hill

**Recommendation:** Granted

6/2022/1202/EMT

<b>Context</b>			
<b>Site and Application description</b>	7 Densley Close Welwyn Garden City AL8 7JX T1 Oak to reduce by 2m in height and 2.5m in width to maintain size and spread. T2 Oak to reduce by 2m in height and 3 m in width to allow more ambient light into property and lawn area. This tree is very central and dominates the sky.		
<b>Constraints</b>	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
<b>Relevant Estate Management history</b>	Application Number: N6/2010/0983/TE      Decision: Granted      Decision Date: 21 June 2010 Proposal: Reduce and shape crown of Oak tree located in front garden by 25% plus remove all deadwood and epicormic growth from butt and reduce Three Oak trees by 25% located in rear garden plus removal of epicormic growths from butts.		
<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>	1.      The Gardens Trust comment The property lies within the area of the historic Sherrardswood park, an important woodland area for centuries and retained in the modern Garden City.  We are concerned that the proposals to severely prune T1 and T2 oaks have no compelling justification in the planning application, for example for public health and safety reasons or proper arboricultural management ; merely householder amenity. We consider these trees to be part of the historic environment which contribute to the character of the Garden City and as such should be conserved.		

<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>T1 Oak stands within the front garden of the property. The tree is mature and appears to be in reasonable health, vitality and structural condition. The tree has been previously crown reduced and is still contained. The crown radius is estimated to be a consistent 5m which included 1.5m of regrowth from previous crown reduction. The proposed tree works are reasonable to continue the containment of the tree.</p> <p>T2 Oak stands centrally within the rear garden. The tree has reasonable health, vitality and structural condition. The tree has been previously crown reduced and now has a crown radius of between 4 m (to east and south) and 5m (to west and north). This includes between 1 and 2m of regrowth. The proposed tree works are reasonable to continue the containment of the tree.</p> <p>One comment was received with concerns over the proposed pruning. The tree work proposed has been undertaken previously. The original proposal did not clarify the reduction quantity related to the crown diameter rather than radius, which makes a considerable difference to the impression of the scale of tree works and how the trees will be left. The further clarity should allay fears.</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. 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.

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 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.

#### 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 plan	24 May 2022
		Tree sketch	24 May 2022

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

#### **Determined By:**

Mr Oliver Waring  
3 August 2022