

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

DELEGATED APPLICATION

Application No: 6/2022/1460/EMT
Location: 1 Roundwood Drive, Welwyn Garden City, AL8 7JZ
Proposal: T1 Pine - Fell to ground level.
 T2 Ash - Reduce by 3 metres in height.
 T3 Sycamore - Fell to ground level.
 T4 Pine - Fell to ground level.
 T5 Oak - Reduce crown by 1.5 metres.
Officer: Ms M Hill

Recommendation: Granted

6/2022/1460/EMT

Context	
Site and Application description	1 Roundwood Drive Welwyn Garden City AL8 7JZ T1 Pine - Fell to ground level. T2 Ash - Reduce by 3 metres in height. T3 Sycamore - Fell to ground level. T4 Pine - Fell to ground level. T5 Oak - Reduce crown by 1.5 metres.
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967
Relevant Estate Management history	Application Number: 6/2022/1460/EMT Decision: Decision Date: Proposal: T1 Pine - Fell to ground level. T2 Ash - Reduce by 3 metres in height. T3 Sycamore - Fell to ground level. T4 Pine - Fell to ground level. T5 Oak - Reduce crown by 1.5 metres. Application Number: 6/2019/2074/TC Decision: No Objection Decision Date: 01 October 2019 Proposal: Crown Reduction 1x Oak Tree by 25% Replace 1x Holly Tree with Birch Tree Application Number: 6/2019/2224/EM Decision: Granted Decision Date: 21 October 2019 Proposal: Reduce 1 x Oak tree crown by 25% Fell 1x Group of Holly trees

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>T1 Pine is a Douglas fir standing in the rear garden of the property, toward the rear fence on the northern side. The tree appears to be in reasonable health, vitality and structural condition. Conifers are not indicative of the Estate Management area and this tree has no exceptional value.</p> <p>T2 Ash stands in the rear garden, on the western boundary. It is a medium stature, semi-mature tree. The health and vitality are fair, with tertiary deadwood present thought-out. The structural condition is unknown as the tree has a significant covering of ivy. The apex appears crooked and the tree has possibly been previously crown reduced. This tree has no exceptional value and the proposed tree works are reasonable.</p> <p>T3 Sycamore is a semi-mature tree of medium stature. It stands in the rear garden on the back boundary, mid point of the dwelling. The tree has reasonable health, vitality and structural condition. The crown is somewhat asymmetrical due to crowding from adjacent oak trees. This tree has no exceptional value and the proposed tree works are reasonable.</p> <p>T4 Pine is a Douglas fir standing in the rear garden of the property, toward the rear fence on the southern side. The tree appears to be in reasonable health, vitality and structural condition. Conifers are not indicative of the Estate Management area and this tree has no exceptional value.</p> <p>T5 Oak stands 7m from the rear elevation of the house. It has reasonable health, vitality and structural condition. The stem has no buttress flare on the house side of the stem. Overall the tree sweeps with bias to the house, with a slight angle in the stem from ground level and then slightly more of an angle at 2m. The tree has been previously crown reduced and now has 2m of regrowth. The proposed works are reasonable continued crown containment.</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. The works hereby permitted to oak T5 must only be carried out during winter (November to February, inclusive) or high summer (July to mid-September 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:

Plan Number	Revision Number	Details	Received Date
		Location plan	22 June 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