

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

DELEGATED APPLICATION

Application No: 6/2023/0106/EMT
Location: 19 Scholars Mews Welwyn Garden City AL8 7JQ
Proposal: T3 Oak to reduce selective limbs by approximately 3m in height, reduce branches over sailing lawn by approximately 2m in width (tree located in scholars mews grass verge opposite number 16/17)
Officer: Ms Emma Griffin

Recommendation: Granted

6/2023/0106/EMT

Context			
Site description	19 Scholars Mews Welwyn Garden City AL8 7JQ		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant Estate Management history	Planning None		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Summary of neighbour responses	None		
Consultees and responses	<p>The Gardens Trust - Thank you for consulting the Gardens Trust, of which HGT is a member.</p> <p>We have no objections to the pruning of this oak if necessary. We would advise that the WHBC Arboricultural Officer would be able to clarify the necessity of pruning.</p>		
Relevant Policies	Policy EM3 – Soft Landscaping		
Main Issues			
Appropriateness of the works in relation to the tree(s)	<p>The oak is located within the grounds of Scholars Mews and is easily accessible to the public. The tree is not within the grounds of 19 Scholars Mews but the application has been listed as this address as the residents are the current main contacts of the Sherrardspark Park Management Company, (who own the land) who are applying.</p> <p>The oak is located opposite 16-17 Scholars Mews and is approximately 15m+ in height with a 10m+ crown spread. The tree appears in good health and condition and the crown has been reduced previously over the road.</p> <p>The current works sought are to reduce the remainder of the crown in height by 3m and laterals by 2m over the gardens of Sherrardspark Road.</p>		

	<p>These works are considered appropriate to rebalance the crown and would not significantly affect the character and amenity of the area.</p> <p>A seasonal works condition has been included to prevent undue stress to the tree.</p>
<p>Conclusion</p>	
<p>The work request is appropriate and would not result in the loss of landscaping that would harm the character and amenities of the area.</p>	

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
		Location plan	25 January 2023
		Tree Sketch plan	25 January 2023

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

Determined By:

Mr Oliver Waring
13 March 2023