

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

**DELEGATED APPLICATION**

**Application No:** 6/2023/0473/EMT  
**Location:** 35 Sherrardspark Road, Welwyn Garden City, AL8 7JY  
**Proposal:** 1 x Oak to reduce crown by 25% to reduce back to previous reduction points or suitable growth point. Remove deadwood.  
**Officer:** Ms Emma Griffin

**Recommendation:** Granted

6/2023/0473/EMT

<b>Context</b>			
<b>Site description</b>	35 Sherrardspark Road, Welwyn Garden City, AL8 7JY		
<b>Constraints</b>	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
<b>Relevant Estate Management history</b>	Planning Application Number: 6/2019/1111/EM      Decision: Granted      Decision Date: 05 July 2019 Proposal: Fell 1 x Eucalyptus Tree		
<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>The oak is located to the to the eastern side of the property with good visibility to the public. The oak is approximately 12m in height and has a suppressed form due to the adjacent oak.</p> <p>The oak has been subject to previous crown reductions likely due to the suppressed form of the crown.</p> <p>The application originally listed to fell the tree but following a site visit and discussions with the applicant the works proposal was amended to a crown reduction and deadwood removal (deadwood removal doesn't require consent but included for clarity) as the tree appears in good condition but would benefit from some light reduction works to rebalance the crown.</p> <p>A seasonal works condition has been included to prevent undue stress to the tree.</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.

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:

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
		location plan	1 March 2023

Tree sketch

17 April 2023

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

**Determined By:**

Mr Oliver Waring  
17 April 2023