

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

**DELEGATED APPLICATION**

**Application No:** 6/2023/1171/EMT  
**Location:** 5 Densley Close Welwyn Garden City AL8 7JX  
**Proposal:** 1x Crab apple - Removal of dead tree in rear garden  
**Officer:** Mr James Hare

**Recommendation:** Granted

6/2023/1171/EMT

<b>Context</b>			
<b>Site description</b>	5 Densley Close Welwyn Garden City AL8 7JX		
<b>Constraints</b>	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
<b>Relevant Estate Management history</b>	Planning  None		
<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 tree is approximately 5m tall with a radial spread of 3m.</p> <p>The tree is dead and has been dead for some while. Removal is the most appropriate course of action. No condition to replant has been specified as this tree did not make a significant contribution to the character and amenity.</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.

#### DRAWING NUMBERS

5. 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 and sketch	6 June 2023

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

#### **Determined By:**

Mr Oliver Waring  
21 July 2023