

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

DELEGATED APPLICATION

Application No: 6/2024/0095/EMT
Location: 18 Scholars Mews Welwyn Garden City AL8 7JQ
Proposal: Hornbeam T1 to reduce back to previous pruning points by removing 2.5m of regrowth.
Officer: Ms M Hill

Recommendation: Granted

6/2024/0095/EMT

Context			
Site and Application description	18 Scholars Mews Welwyn Garden City AL8 7JQ Hornbeam T1 to reduce back to previous pruning points by removing 2.5m of regrowth.		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant Estate Management history	<p>Application Number: 6/2024/0051/TC Decision: Decision Date: Proposal: Hornbeam T1 to reduce back to previous pruning points by removing 2.5m of regrowth.</p> <p>Application Number: N6/2010/1580/TE Decision: Refused Decision Date: 24 September 2010 Proposal: Works to DDD Oak tree</p> <p>Application Number: N6/2010/2197/TE Decision: Granted Decision Date: 22 November 2010 Proposal: Reduce Two Oak trees by 25% and One (Unknown species) by 25%</p> <p>Application Number: 6/2016/2112/TPO Decision: Granted Decision Date: 14 December 2016 Proposal: Reduce Hornbeam crown by 30%, reduce four Oak trees by upto 30% and remove deadwood - Conservation Area</p> <p>Application Number: 6/2016/2227/EM Decision: Granted Decision Date: 14 December 2016 Proposal: Reduce Hornbeam crown by 30%, reduce one Oak tree by upto 30% and remove deadwood</p>		
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>Please note the tree works proposal was amended by the applicant.</p> <p>The hornbeam T1 stands in the rear garden of the property. It is a semi-mature tree with medium stature and some visibility. It appears to be in reasonable health, vitality and structural condition. The tree has been previously crown reduced or pollarded. The regrowth is not particularly long or heavy, at approximately 2.5m to previous pruning points.</p> <p>The proposed tree works are to reduce back to previous pruning points by removing 2.5m of regrowth. This is reasonable general tree management to continue cyclical 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. 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
		Tree sketch	15 January 2024
		Location plan	22 January 2024

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

Determined By:

Mr Oliver Waring
10 April 2024