

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

DELEGATED APPLICATION

Application No: 6/2024/1753/EMT
Location: 21 Roundwood Drive Welwyn Garden City AL8 7JZ
Proposal: T1 pine tree lift lowest branch by 1m from branch tips which is overhanging boundary with number 19
Officer: Ms M Hill

Recommendation: Granted

6/2024/1753/EMT

Context			
Site and Application description	21 Roundwood Drive Welwyn Garden City AL8 7JZ T1 pine tree lift lowest branch by 1m from branch tips which is overhanging boundary with number 19		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant Estate Management history	Application Number: 6/2024/1750/TC Decision: Decision Date: Proposal: T1 pine - crown lift lowest branch by 1m from branch tips which is growing over neighbouring boundary (number 19). Application Number: N6/2009/0656/TE Decision: Granted Decision Date: 30 April 2009 Proposal: REMOVAL OF SYCAMORE TREE FROM REAR GARDEN Application Number: W6/2013/1174/TE Decision: Granted Decision Date: 28 June 2013 Proposal: Tree works - Please see application Form schedule		
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)	The pine tree T1 stands in the front garden on the boundary with number 19. It is a semi-mature tree with a high amenity value. Although ambiguous, the proposed tree works is small scale pruning in any meaning of it. The proposed tree works are reasonable.		

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.

DRAWING NUMBERS

5. 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/ tree sketch	11 September 2024

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

Determined By:

Mr Oliver Waring
22 October 2024