

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

DELEGATED APPLICATION

Application No: 6/2025/1535/EMT
Location: 23 Roundwood Drive Welwyn Garden City AL8 7JZ
Proposal: Fell 1 x silver birch.
Officer: Ms M Hill

Recommendation: Granted

6/2025/1535/EMT

Context			
Site and Application description	23 Roundwood Drive Welwyn Garden City AL8 7JZ Fell 1 x silver birch.		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant Estate Management history	<p>Application Number: 6/2025/1516/TC Decision: Decision Date: Proposal: Tree A - Silver birch to fell.</p> <p>Application Number: 6/2018/2509/TPO Decision: No Objection Decision Date: 06 November 2018 Proposal: Fell 2 x Silver Birch trees (A & D), 1 x fruit tree (B) and 1 x Apple tree (C) to replace with eg amelanchier or spindle (euonymus) tree and reduce crown of 1 x Silver Birch tree (E) covered by conservation area</p> <p>Application Number: 6/2018/2522/EM Decision: Granted Decision Date: 06 November 2018 Proposal: Fell 2 x Silver Birch trees (A & D), 1 x fruit tree (B) and 1 x Apple tree (C) to replace with eg amelanchier or spindle (euonymus) tree and reduce crown of 1 x Silver Birch tree (E)</p> <p>Application Number: 6/2022/0645/TC Decision: No Objection Decision Date: 18 May 2022 Proposal: 2 x birches (identified as large and small on the plan) to 25% reduction of the crown, primarily from the upper branches. We will endeavour to maintain the existing overall shape of the trees.</p> <p>Application Number: 6/2022/0653/EMT Decision: Granted Decision Date: 24 May 2022 Proposal: 2 x birches (identified as large and small on the plan) to 25% reduction of the crown, primarily from the upper branches. We will endeavour to maintain the existing overall shape of the trees.</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>The young to semi-mature silver birch stands within the rear garden of the property.</p> <p>The tree is indeed dead.</p> <p>Due to the number of other trees in the garden there is no condition to replant another tree.</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.

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	21 July 2025
		Tree Sketch	21 July 2025

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

Determined By:

Ms Katherine Paul
15 August 2025