WELWYN HATFIELD
BOROUGH COUNCIL

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LEASEHOLD REFORM ACT 1967
MANAGEMENT SCHEME FOR WELWYN GARDEN CITY
TREES AND HEDGES DECISION NOTICE – CONSENT

N6/2010/3014/TE

Fell Lawson Cypress tree and replace with Himalayan White Birch or similar, remove Box Elder tree, prune out deadwood and snags and thin out overhang of Two Wild Cherry trees, remove Wild Plum tree and replace with a Himalayan Birch, remove second Wild Plum and prune out storm damaged wood from Birch tree

at: 48 Bridge Road WELWYN GARDEN CITY

Applicant Name And Address

S Hinvest
48 Bridge Road
WELWYN GARDEN CITY
AL8 6UR

In pursuance of its powers under the above Scheme the Council hereby **APPROVE** the building, alterations or other works proposed in your application received on 15/12/2010 subject to the following conditions:-

1. This consent shall expire three years after the date hereof (or such other extended date as the Council may agree) unless the works hereby approved shall be completed before that date.

2. 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.

3. This consent or copy hereof shall be annexed to the Conveyance.

4. 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.

5. This consent now issued is given by the Council only in accordance with the requirements of the Management Scheme/Conveyance or Leasehold Covenants.

REASON: To comply with the requirements of the Estate Management Scheme

Continuation...

6. Prior to the removal of the tree(s), hereby approved, a replacement tree(s) shall be replanted in within the front garden. Details of proposed species, size and location of the tree shall be submitted to and approved in writing by the local planning authority. Subsequently, the tree(s) shall be planted in the first planting season following removal unless otherwise agreed in writing by the local planning authority.

REASON: To maintain the level of tree cover in the area in accordance with Policy EM3 of the Estate Management Scheme

The proposal to fell Lawson cypress tree, remove Box elder tree, prune out deadwood and snags and thin out overhang of two wild cherry trees, remove Wild plum tree, remove second Wild Plum and prune out storm damaged wood from Birch tree would not result in the loss of landscaping that would harm the character and appearance of the area in which it is located. Sufficient justification for the works has been given. Replacement planting has been requested as a condition of consent to ensure that the proposed works comply with the provisions of Policy EM3.

Date: **24/01/2011**

Tracy Harvey
Head of Development Control