

**WELWYN HATFIELD COUNCIL – DEVELOPMENT CONTROL**  
**DELEGATED REPORT**

<b>APPLICATION No:</b>	<b>N6/2013/1913/TC</b>
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**NOTATION:**

The site lies within a Conservation Area as designated in the Welwyn Hatfield District Plan 2005.

**DESCRIPTION OF PROPOSAL:** 60 Brockwood Lane, Welwyn Garden City

**PLANNING HISTORY:**

N/A

**TOWN/PARISH COUNCIL COMMENTS:**

None received

**REPRESENTATIONS**

The application was advertised by means of neighbour notification and no representations were received.

**DISCUSSION:**

The consideration is whether or not the tree merits a Tree Preservation Order. Assessment is therefore required of the amenity value of the tree and whether it helps to preserve the character or appearance of the conservation area.

The assessment considers the condition of the tree, its retention span, relative public visibility and other factors – such as, but not limited to, whether it is part of a group, has historical importance and, has good form.

The trees condition and suitability is considered to be with a remaining useful life expectancy of approximately 40-100 years. The trees overall size can be classed as large with prominent visibility to the public.

The other considerations are whether the work is appropriate for the tree and if the works will have a detrimental effect on the health and condition of the tree. The proposed works in this case are considered appropriate given the species and location of the tree. The works will not have a detrimental affect on the amenity value of the tree or landscape in this area.

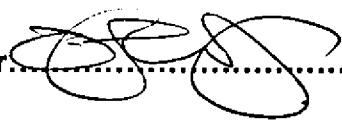
**CONCLUSION:**

From the above considerations, it is concluded that the tree does not require a Tree Preservation Order.

**RECOMMENDATION:**

No objection.

**DRAWING NUMBERS:** Plans received and dated 29 August 2013

Signature of author:  ..... Date: 10 October 2013