

**WELWYN HATFIELD BOROUGH COUNCIL
DIRECTORATE OF STRATEGY AND DEVELOPMENT**

DELEGATED APPLICATION

Application No: 6/2016/0787/EM
Location: 15 Sherrardspark Road, Welwyn Garden City, AL8 7JW
Proposal: Removal of Oak tree
Officer: Mr O Waring

Recommendation: Granted

6/2016/0787/EM

Context			
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant Estate Management history	Planning Application Number: 6/2016/0174/TPO Decision: Decision Date: Proposal: Removal of Oak tree - Conservation Area		
Consultations			
Neighbour representations	Support: 1	Object:	Other:
Summary of neighbour responses	Support removal of tree because it is diseased.		
Town/Parish representations	N/A		
Consultees and responses	N/A		
Relevant Policies	Policy EM3 – Soft Landscaping		
Main Issues			
Appropriateness of the works in relation to the tree(s)	<p>The tree in question is a mature oak within the rear garden of 15 Sherrardspark Road Welwyn Garden City.</p> <p>The tree has a large area of bark missing on the main stem and there is a large exposed area which is dysfunctional. The tree itself appears in decline and in poor health.</p> <p>In light of the above there is no objection to the removal of this tree. It is recommended that a condition be attached requiring replacement planting.</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 Management Scheme/Conveyance or Leasehold Covenants.

REASON: To comply with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City.

5. No works to the tree(s) hereby approved shall commence until details of a suitable replacement tree have been submitted to and approved in writing by the Local Planning Authority. Subsequently, the approved replacement shall not be planted, other than in accordance with the approved details.

REASON: A replacement tree is required given the current amenity value of the tree(s) in accordance with the requirements of Policy EM3.

6. The works shall not be started and completed other than in accordance with the approved plans and details:

Plan supplied and date stamped 11 April 2016

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

Informatives:

Determined By:

Mr M Robinson
23 May 2016