

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

DELEGATED APPLICATION

Application No: 6/2016/1825/EM
Location: 20 Walden Road, Welwyn Garden City, AL8 7PF
Proposal: Reduce 2 Robinia trees on the side of the rear garden by 30% and removal of lower level branches
Officer: Mr O Waring

Recommendation: Granted

6/2016/1825/EM

Context			
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant Estate Management history	Application Number: 6/2016/1845/TPO Decision: Granted Decision Date: 26 October 2016 Proposal: Reduce 2 Robinia trees on the side of the rear garden by 30% and removal of lower level branches - Conservation Area		
Consultations			
Neighbour representations	Support: 1	Object:	Other:
Summary of neighbour responses	Support the reduction of the trees		
Town/Parish representations			
Consultees and responses			
Relevant Policies	Policy EM3 – Soft Landscaping		
Main Issues			
Appropriateness of the works in relation to the tree(s)	<p>The trees in question are located within the rear garden of 20 Walden Road Welwyn Garden City. Both are mature Robinia trees with spreading crowns. The applicant wishes to crown reduce the trees by 30% to contain their size and spread.</p> <p>Given the locations of the trees the proposed work is considered appropriate.</p> <p>It is recommended that a condition be attached stating the time of year when the work should be carried out. Trees use most of their stored or potential energy to leaf out. This energy is then recouped quickly over the following weeks. Crown reducing a tree immediately before leaf out (when the sap is</p>		

	<p>rising), during leaf out or immediately after leaf out, leaves the tree with little reserves of energy to react to the pruning, both in terms of making more leaves and compartmentalising the wounds. A similar situation occurs in the time before, during and immediately after leaf fall. (Shigo, Modern Arboriculture 1991). The specified times of year for pruning have been stated inline with the above in order to minimise the impact in the trees</p>
<p>Conclusion</p>	
<p>The work request is appropriate and would not result in the loss of landscaping that would harm the character and amenities of the area.</p>	

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. The works hereby permitted must only be carried out during winter (November to February, inclusive) or high summer (July to August inclusive) and at no other time.

REASON: To maintain the character and appearance of the area in accordance with Policies GBSP2, D1, D2, D8 and R17 of the Welwyn Hatfield District Plan 2005.

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

1 received 05 September 2016

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

7. The works hereby permitted must only be carried out during winter (November to February, inclusive) or high summer (July to August inclusive) and at no other time.

REASON: To maintain the character and appearance of the area in accordance with Policies GBSP2, D1, D2, D8 and R17 of the Welwyn Hatfield District Plan 2005.

Determined By:

Mrs S Smith
11 November 2016