

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

DELEGATED APPLICATION

Application No: 6/2016/1938/EM
Location: 44 Brockswood Lane, Welwyn Garden City, AL8 7BG
Proposal: Sycamore (S1) - Fell 2 stems, reduction of 3rd stem to around 8ft
Officer: Mr O Waring

Recommendation: Granted

6/2016/1938/EM

Context			
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant Estate Management history	Planning Application Number: 6/2016/1884/TPO Decision: Decision Date: Proposal: Sycamore (S1) - Fell 2 stems, reduction of 3rd stem to around 8ft - Conservation Area Application Number: 6/2016/1887/TPO Decision: Decision Date: Proposal: Laburnum tree (L1) - crown reduction by 20% - Conservation Area Application Number: 6/2016/1888/TPO Decision: Decision Date: Proposal: Removal of Laurel stump - Conservation Area Application Number: 6/2016/1937/EM Decision: Decision Date: Proposal: Laburnum tree (L1) - crown reduction by 20% Application Number: 6/2016/1989/EM Decision: Decision Date: Proposal: Removal of Laurel stump		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Summary of neighbour responses	N/a		
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	The tree in question is a multi-stem sycamore growing within the rear garden of 44 Brockswood Lane Welwyn Garden City.		

tree(s)	The tree has been cut down in the past and has re-grown as a multi-stem tree. The stems are now tall and leggy and the applicant wishes to remove two stems and shorten the third. Given the location of the tree the proposed work is considered appropriate.
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. The works shall not be started and completed other than in accordance with the approved plans and details:

Drawing number 1 received 12 September 2016

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

Determined By:

Mr M Robinson
24 October 2016