

**WELWYN HATFIELD BOROUGH COUNCIL  
EXECUTIVE DIRECTOR - PLANNING, PUBLIC PROTECTION AND GOVERNANCE**

**DELEGATED APPLICATION**

**Application No:** 6/2018/1824/TPO  
**Location:** 52 Bridge Road Welwyn Garden City AL8 6UR  
**Proposal:** Fell 1 x Oak tree (T1) covered by TPO 842  
**Officer:** Mr Oliver Waring

**Recommendation:** Granted

6/2018/1824/TPO

**Context**

**Relevant history**

Planning

Application Number: E/1949/1233/ Decision: Granted Decision Date: 20 October 1949

Proposal: Alterations to car park and lay-out of frontage to builders yard

Application Number: N6/1977/0579/ Decision: Granted Decision Date: 23 March 1978

Proposal: Six bungalows for handicapped persons with car port.

Application Number: N6/2005/1407/FP Decision: Withdrawn Decision Date: 18 January 2006

Proposal: DEMOLITION OF EXISTING DWELLINGS AND ERECTION OF 24 TWO BED FLAT UNITS IN THREE BUILDINGS, 3 STOREY HEIGHT

Application Number: N6/2005/1408/CA Decision: Withdrawn Decision Date: 18 June 2006

Proposal: DEMOLITION OF FOUR EXISTING DWELLINGS AND ASSOCIATED OUTBUILDINGS

Application Number: W6/2010/2723/EM Decision: Refused Decision Date: 24 December 2010

Proposal: Erection of two storey and single storey side and rear extensions

Application Number: N6/2011/0317/FP Decision: Refused Decision Date: 19 April 2011

Proposal: Erection of two storey side and single storey side and rear

	<p>extensions and crossover</p> <p>Application Number: W6/2011/0318/EM      Decision: Refused      Decision Date: 19 April 2011</p> <p>Proposal: Erection of two storey side extension and single storey side and rear extensions</p> <p>Application Number: N6/2011/1651/FP      Decision: Granted      Decision Date: 05 October 2011</p> <p>Proposal: Erection of two storey side and single storey rear extensions and formation of vehicle crossover</p> <p>Application Number: W6/2011/1654/EM      Decision: Granted      Decision Date: 05 October 2011</p> <p>Proposal: Erection of two storey side and single storey rear extension and formation of vehicle crossover</p> <p>Application Number: N6/2010/2724/FP      Decision: Refused      Decision Date: 24 December 2011</p> <p>Proposal: Erection of two storey and single storey side and rear extensions</p> <p>Application Number: N6/2012/0446/TP      Decision: Granted      Decision Date: 12 April 2012</p> <p>Proposal: Works to oak T1 to include removal of broken/split limb, reduction by 20%, lift to height of 6 metres and removal of all deadwood covered by TPO351</p> <p>Application Number: N6/2013/2655/TP      Decision: Granted      Decision Date: 03 February 2014</p> <p>Proposal: Fell Oak T3 covered by TPO 351</p> <p>Application Number: N6/2014/2504/FP      Decision: Granted      Decision Date: 22 June 2015</p> <p>Proposal: Erection of two dwellings with associated garages and access</p> <p>Application Number: 6/2016/0059/HOUSE      Decision: Granted      Decision Date: 11 March 2016</p> <p>Proposal: Erection of single storey rear extension, alteration to openings, new driveway and crossover</p> <p>Application Number: 6/2016/0065/EM      Decision: Granted      Decision Date: 11 March 2016</p> <p>Proposal: Erection of single storey rear extension, alteration to openings, new</p>
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	<p>driveway and crossover</p> <p>Application Number: 6/2016/1547/EM      Decision: Refused      Decision Date: 30 September 2016</p> <p>Proposal: Alteration to widen existing access and create a driveway</p> <p>Application Number: 6/2016/1791/COND      Decision: Granted      Decision Date: 24 January 2017</p> <p>Proposal: Approval of details reserved by condition 4 (Hard and Soft Landscaping) and condition 7 (Access and Parking) on planning permission N6/2014/2504/FP</p> <p>Application Number: 6/2017/2257/EM      Decision: Granted      Decision Date: 01 December 2017</p> <p>Proposal: Erection of single storey rear extension with alterations to openings following part demolition of existing party wall</p> <p>Application Number: 6/2017/2159/HOUSE      Decision: Granted      Decision Date: 06 December 2017</p> <p>Proposal: Erection of single storey rear extension with alterations to openings following part demolition of existing party wall</p> <p>Application Number: 6/2017/2722/EM      Decision: Granted      Decision Date: 19 December 2017</p> <p>Proposal: Shared party wall of proposed extension at 52 Bridge Road</p> <p>Tree Preservation Orders</p> <p>Application Number: 351 2006      Decision:      Decision Date:</p> <p>Proposal: x</p> <p>4</p>
<b>Main Issues</b>	
<b>Appropriateness of the works in relation to the tree(s)</b>	<p>The tree in in question is a mature oak growing within the rear garden of 52 Bridge Road, Welwyn garden City. The tree is covered by TPO 842.</p> <p>The tree is growing towards the rear of the garden close to the boundary with the old railway line. The tree is in poor health and condition with significant areas of decay on the main stem. In light of the poor structural condition of the tree there is no objection to its removal.</p> <p>It is recommended that a condition be attached requiring replacement planting with an oak tree within the rear garden.</p>
<b>Conclusion</b>	
The proposed tree works are proportionate to the health or structural of the tree The application	

should be approved.

**Conditions:**

1. The works hereby approved shall be undertaken in accordance with the British Standard 3998:2010 (Tree Work) and by an appropriately qualified person.

REASON: To ensure that any works undertaken comply with arboricultural best practice.

2. An oak (with minimum girth of 8-10cm circumference) shall be planted in a similar location in the next available planting season (November-February) in accordance with the British Standard 8545:2014 (Trees: from nursery to independence in the landscape – Recommendations) following the works hereby approved.

REASON: A replacement tree is required given the current amenity value of the tree(s) in accordance with the requirements of TPO 842.

**DRAWING NUMBERS**

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

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
TS15-394Z/2	0	Topographical Survey	11 July 2018

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

**Determined By:**

Mr Chris Carter  
23 August 2018