

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

**DELEGATED APPLICATION**

**Application No:** 6/2018/2469/EM  
**Location:** 19 Scholars Mews Welwyn Garden City AL8 7JQ  
**Proposal:** Reduce 2 x Oak trees by 30% - covered by TPO 252 and TPO 738  
**Officer:** Mr Casey Hughes

**Recommendation:** Granted

6/2018/2469/EM

<b>Context</b>			
<b>Site and Application description</b>	19 Scholars Mews, Welwyn Garden City, AL8 7JQ		
<b>Constraints</b>	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
<b>Relevant Estate Management history</b>			
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Summary of neighbour responses</b>	N/A		
<b>Consultees and responses</b>	<ol style="list-style-type: none"> <li>1. Welwyn Hatfield Borough Council - Councillor Patricia Mabbott</li> <li>2. Welwyn Hatfield Borough Council - Councillor Harry Bower</li> <li>3. Welwyn Hatfield Borough Council - Councillor Jean-Paul Skoczylas</li> </ol>		
<b>Relevant Policies</b>	Policy EM3 – Soft Landscaping		
<b>Main Issues</b>			
<b>Appropriateness of the works in relation to the tree(s)</b>	<p>The trees in question are two mature oaks growing to the rear and front garden of 19 Scholars Mews.</p> <p>The tree to the rear of the dwelling is in excess of 12m in height and is growing close to the rear of the property (approximately 3m from the house). The tree located to the front is in excess of 15m with an extensive broad spreading crown.</p> <p>Scholars Mews is an estate which was built adjacent to the old railway line and Sherrardspark Wood. Many of the woodland trees have been retained and many of the buildings are within close proximity of mature trees.</p> <p>The applicant is proposing to crown reduce both trees by 30%. This is</p>		

	<p>interpreted as approximately 2.5-3 meters laterally and in height.</p> <p>Although some impact on the amenity and character of the local area will occur. Due to the trees proximity to the property works are supported.</p>
<p><b>Conclusion</b></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 Policy EM3 of the Estate Management Scheme.

6. 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.

**DRAWING NUMBERS**

7. 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>
Tree Sketch		Tree Sketch	25 September 2018

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

**Determined By:**

Mr Chris Carter  
12 November 2018