

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

DELEGATED APPLICATION

Application No: 6/2018/2906/EM
Location: 64 Brockwood Lane Welwyn Garden City AL8 7BQ
Proposal: Crown Lift by 4-5m 1x Oak tree
Officer: Mr Casey Hughes

Recommendation: Granted

6/2018/2906/EM

Context			
Site and Application description	64 Brockwood Lane Welwyn Garden City AL8 7BQ		
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant Estate Management history	<p>Planning</p> <p>Application Number: 6/2018/2836/TPO Decision: Decision Date: Proposal: Crown Lift by 4-5m of 1x Oak tree -Conservation area</p> <p>Application Number: N6/2011/0826/TE Decision: Granted Decision Date: 06 June 2011 Proposal: Fell Eucalyptus tree located in rear garden</p>		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Summary of neighbour responses	N/A		
Consultees and responses	<ol style="list-style-type: none"> 1. Welwyn Hatfield Borough Council - Councillor Helen Bromley 2. Welwyn Hatfield Borough Council - Councillor Fiona Thomson 3. Welwyn Hatfield Borough Council - Councillor Siobhan Elam 		
Relevant Policies	Policy EM3 – Soft Landscaping		
Main Issues			
Appropriateness of the works in relation to the tree(s)	<p>The tree in question is located to the rear of the property. It is in excess of 7 meters in height with a broad spreading crown typical of the species type.</p> <p>The oak tree is classed as mature. The works requested are supported due to the low branches throughout the garden. The tree works specified will not have</p>		

	a detrimental impact on the amenity or character locally.
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 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 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:

Plan Number	Revision Number	Details	Received Date
Tree Sketch		Tree Sketch	5 November 2018

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

Determined By:

Mr Chris Carter
7 December 2018