

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

DELEGATED APPLICATION

Application No: 6/2019/1519/EM
Location: 1 Woodside House Bridge Road Welwyn Garden City AL8 6UJ
Proposal: Fell 1x Conifer tree
Officer: Mr Oliver Waring

Recommendation: Granted

6/2019/1519/EM

Context			
Constraints	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
Relevant Estate Management history	Planning Application Number: 6/2019/1438/TC Decision: No Objection Decision Date: 21 June 2019 Proposal: Fell 1x unknown tree (DD)		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Summary of neighbour responses	None		
Consultees and responses	None		
Relevant Policies	Policy EM3 – Soft Landscaping		
Main Issues			
Appropriateness of the works in relation to the tree(s)	This application relates to a dead tree that was removed. A Conservation Area notification giving 5 days' notice to remove the tree was submitted and there was no objection. This Estate Management Application was submitted at the same time as the Conservation Area notification. Given that the tree was dead approval is granted to remove the tree under the Estate Management Scheme.		
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.

DRAWING NUMBERS

5. 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
		Location Plan	21 June 2019

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

Determined By:

13 May 2020



**WELWYN
HATFIELD**