

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

**DELEGATED APPLICATION**

**Application No:** 6/2019/2682/EM  
**Location:** 8 Densley Close Welwyn Garden City AL8 7JX  
**Proposal:** Fell 1 x Silver Birch  
 Fell 1 x Weeping Ash  
**Officer:** Mr Oliver Waring

**Recommendation:** Granted

6/2019/2682/EM

<b>Context</b>			
<b>Constraints</b>	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
<b>Relevant Estate Management history</b>	Planning  <b>Application Number: 6/2019/2223/EM      Decision:      Decision Date:</b> <b>Proposal: T1 - 1x Cherry Tree</b>		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Summary of neighbour responses</b>			
<b>Consultees and responses</b>	None		
<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 growing within the curtilage of 8 Densley Close, Welwyn Garden City.</p> <p>The silver birch is mature tree growing within the rear garden and is approximately 7m tall. The tree is poor health and condition with significant dead wood and die back within its crown. Given the condition of the tree there is no objection to the removal of this tree.</p> <p>The weeping ash, approximately 8m tall, is growing within the front garden close to the garage. This is a mature tree with some signs of decline with minor deadwood within its crown. The crown is one sided and although it could be pruned to balance it this would dramatically affect the form of the tree. In light of the above there is no objection to the removal of this tree.</p> <p>It is recommend that a condition be attached requiring replacement planting</p>		

	with two trees to ensure there is no overall loss of tree cover in this area.
<b>Conclusion</b>	
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. No works to the tree(s) hereby approved shall commence until details of a suitable replacement trees have been submitted to and approved in writing by the Council. Subsequently, the approved replacement shall not be planted, other than in accordance with the approved details.

REASON: The replacement trees are required given the current amenity value of the tree(s) in accordance with the requirements of Policy EM3 of the Estate Management Scheme.

**DRAWING NUMBERS**

6. 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

24 October 2019

Location Plan

Location Plan

24 October 2019

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

**Determined By:**

Mr Michael Robinson  
17 December 2019