WELWYN HATFIELD

6/2020/1662/TC

To: Mrs Ryan
Evoke Tree Services Ltd
15 Great Ganett
Welwyn Garden City
AL7 3DA

Important – Planning permission and notices of consent

Compliance with conditions

- Your planning approval or consent is attached. It will contain conditions that you must comply with.

- Please read the conditions and understand their requirements and restrictions, for example submission and approval of details or measures to protect trees.

- Some conditions will require action before you start development and it is imperative that you seek to have these discharged before any work commences.

- Whilst every effort has been made to group conditions logically, it is your responsibility to ensure that you are aware of the requirements and/or restrictions of all conditions.

- If you fail to comply with the conditions this may result in a breach of planning control and this may lead to enforcement action.

- Failure to comply with conditions may also result in the development not being lawful.

- It is in your interests to demonstrate that conditions have been complied with. Failure to do so may cause difficulties if the property is sold or transferred.

- A fee may be payable for each request to discharge conditions.

For advice on any of these matters, please contact the duty planning officer or the case officer at Welwyn Hatfield Borough Council, Campus East, The Campus, Welwyn Garden City, AL8 6AE or by email planning@welhat.gov.uk between 0900 – 1100 daily.

WELWYN HATFIELD

Notice of Decision

Town and Country Planning Act 1990
Town and Country Planning (Tree Preservation Order) Regulations 2012
No Objection to Proposal

To: Mrs Ryan

Application No: 6/2020/1662/TC

Date: 2 September 2020

WELWYN HATFIELD BOROUGH COUNCIL, in pursuance of powers under the above mentioned act, hereby raise NO OBJECTION, subject to the development beginning not later than 2 years from the date hereof to: -

Development: Fell 1 x Sycamore Tree
Reduce 1 x Hawthorn Tree by 4m height & 1.5m width
At Location: 16 Brockswood Lane Welwyn Garden City AL8 7BG
Applicant: Mr Dolton
Application Date: 10 July 2020

In accordance with the information submitted, and listed below: -

The works shall not be started and completed other than in accordance with the plans and details:

DRAWING NUMBERS

Plan Number	Revision Number	Details	Received Date
Tree Sketch		Tree Sketch	10 July 2020
Location Plan		Loction Plan	9 July 2020

Colin Haigh
Head of Planning

• If this is a decision to refuse permission for
- a householder application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice;
- a minor commercial application, if you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice;
- an application for advertisement consent, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice;
- works in respect to a tree preservation order application, if you want to appeal against your local planning authority's decision then you must do so within 28 days of the date of this notice;
- a lawful development certificate, there is no time restriction.

• For all other appeals, if you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

• Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.gov.uk/governmentlorganisations/planning-inspectorate. For appeals against works in respect to tree preservation orders, the online address is https://www.gov.uk/government/publications/tree-preservation-order-appeal-form

• The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

• The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.

Purchase Notices

• If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

• In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase the

owner's interest in the land in accordance with the provisions of Chapter I of Part 6 of the Town and Country Planning Act 1990.