



**Notice of Decision**  
**LEASEHOLD REFORM ACT 1967**  
**Estate Management Scheme**  
**Refusal of Estate Management Consent**

Karen Winbow  
19 Scholars Mews,  
Welwyn Garden City,  
AL8 7JQ

**Application No:** 6/2020/1716/EMT

**Date of Refusal:** 21 October 2020

**WELWYN HATFIELD BOROUGH COUNCIL, in pursuance of powers under the above mentioned Act, hereby REFUSE to permit: -**

**Development:** Removal of oak tree

**At Location:** 19 Scholars Mews Welwyn Garden City AL8 7JQ

**Applicant:** Karen Winbow

**Application Date:** 25 August 2020

In accordance with the accompanying plans and particulars, for the reasons specified below:-

1. The work request to remove this tree is inappropriate. Applicant describes the tree to lack flare at the base as a reason to suggest the tree to be unstable. Given the location of the tree, with many trees located around this tree, it is unlikely to develop this flare or taper until a greater age as it will not be necessary to enhance the biomechanical integrity of the tree. Since trees are self-optimising in the way in which they grow (they will grow wood as required to support themselves), if the tree needed root flare to support itself, it would have grown in such a way. The applicant also mentioned the potential for limbs to fall, which can be said for any tree and is not a sufficient reason to remove a tree alone especially considering Welwyn Garden City is defined by its mature landscape.

**REFUSED DRAWING NUMBERS**

2.

<b>Plan Number</b>	<b>Revision Number</b>	<b>Details</b>	<b>Received Date</b>
Tree Sketch		Tree Sketch	14 July 2020
Location Plan		Location plan	25 August 2020

A handwritten signature in black ink, appearing to read 'C Haigh', written in a cursive style.

Colin Haigh  
**Head of Planning**

## LEASEHOLD REFORM ACT 1967

### NOTE REFUSAL

If the applicant is aggrieved by the decision of the Council to refuse permission for the proposed development, they may appeal to Welwyn Hatfield Borough Council in writing.

If you would like to discuss alternative options leading to the submission of a revised application please contact the case officer.

### APPEALS

Most applicants have the right of appeal to the Council's Estate Management Scheme Appeals Panel if an application is refused. All appeals and supporting information, outlining your request and the reasons, must be submitted in writing to the Council to [planning@welhat.gov.uk](mailto:planning@welhat.gov.uk) or to the Planning Department at Welwyn Hatfield Borough Council, The Campus, Welwyn Garden City, AL8 6AE.

The appeal will then be considered by the Estate Management Appeals Panel, usually within 8 weeks of receipt of the appeal. As the appellant you have the opportunity to present your case by speaking at the Panel meeting. For dates of the meetings, please look on the website [www.welhat.gov.uk](http://www.welhat.gov.uk). You will be notified prior to your case being presented to the Panel of the date, time and location.