

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

**DELEGATED APPLICATION**

**Application No:** 6/2021/0961/EMT  
**Location:** 2 Densley Close Welwyn Garden City, AL8 7JX  
**Proposal:** Reduce 2 x Hornbeam by 2m. Fell 1 x Western Red Cedar.  
**Officer:** Ms Emma Griffin

**Recommendation:** Granted

6/2021/0961/EMT

<b>Context</b>			
<b>Site description</b>	2 Densley Close Welwyn Garden City, AL8 7JX		
<b>Constraints</b>	Estate Management Scheme, as defined within the Leasehold Reform Act 1967		
<b>Relevant Estate Management history</b>	Planning None		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 1	Other: 0
<b>Summary of neighbour responses</b>	<p>37 Sherrardspark Road Welwyn Garden City AL8 7JY      Comment: Please see attached the objection and 2 photos.</p> <p>We have no comments in relation to the proposed reduction of the two Hornbeam trees by two metres.</p> <p>We comment that we find it unfortunate that we, along with other adjoining neighbours, were not consulted informally about the proposals prior to the application being made. Such an approach may have fostered relations and enabled solutions to be found.</p> <p>In respect of the Western Red Cedar tree, this very large established tree (approximately 20 feet in height in a conservation area) forms a natural boundary between our property and 2 Densley Close. In keeping with the original ethos behind the garden city, and the positioning of houses and gardens, this tree forms a significant part of the boundary. Aesthetically, removal of such an established tree in a conservation area is not in the spirit of that conservation.</p> <p>Our garden would be overlooked by 2 Densley Close, significantly affecting our privacy, if the tree was removed. Please see attached two photos of the tree from the bottom of our garden, with 2 Densley Close being the house that can be seen on the left. We have no objection to the tree being reduced in length by a maximum of four feet, but any more than this would affect our privacy unreasonably and the aesthetics of the area, and we object accordingly to the proposed removal of the tree. The third photo submitted with the application, showing the</p>		

	Western Red Cedar tree from the garden of 2 Densley Close is misleading in that it has already been significantly pruned and shows a very small part of the tree on the Densley Close side, and does not show that it is approximately 20 feet tall forming a natural boundary with our property
<b>Consultees and responses</b>	<p>The Gardens Trust - Thank you for consulting The Gardens Trust of which HGT is a member.</p> <p>We note that no justification for the works proposed is included with the application and advice has not been sought beforehand from WJHBC.</p> <p>We are concerned at the loss of trees in this area of Welwyn Garden City and historic Sherrardspark Wood.</p> <p>We would not have objections, especially to the feeling of the cedar, only if WHBC is satisfied that the work is necessary and that felling/ pruning is the only solution.</p>
<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 two hornbeams are situated to the rear of the property and are approximately 8m+ in height. These have previously been reduced and works are sought to reduce the crowns back to the previous reduction point. It is good arboricultural practice to maintain crown reductions so there is no objection to this work.</p> <p>The Western Red Cedar is situated towards the side boundary of the property and is approximately 5m in height. The tree has a limited visibility to the public due to the garage and other vegetation. The Cedar has historically been reduced on one side and taken back beyond a suitable growth point. This has resulted in the specimen having poor form and appearing mainly dead on one side.</p> <p>Due to this historic pruning (which was likely undertaken to facilitate clear access) the tree would not be suitable for a Tree Preservation Order and its form does not add character or amenity to the area.</p> <p>Given the concerns raised in the objection and to prevent an overall loss of canopy cover a replacement tree has been conditioned.</p> <p>The replacement tree will need to be planted in the same area as the Cedar and be a species that will reach a similar height of the cedar currently to continue to provide a screen and landscape amenity. As per the condition, no works should be undertaken to the cedar until details of the replacement tree have been submitted to the council and approved in writing.</p>
<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. 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.

6. No works to the Western Red Cedar hereby approved shall commence until details of a suitable replacement tree 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. The replacement tree is to be planted in the same location as the Western Red Cedar with planting being undertaken at the earliest planting opportunity following the Cedars removal. Should the replacement tree fail to establish within five years of planting it should be replaced like for like until the specimen establishes.

REASON: A replacement tree is 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

7. 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>
		Location Plan	24 March 2021
		Tree Sketch	24 March 2021

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

**Determined By:**

Mr Oliver Waring  
20 May 2021