

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

**DELEGATED APPLICATION**

**Application No:** 6/2021/3071/EMT  
**Location:** 76 Brockwood Lane, Welwyn Garden City, AL8 7BQ  
**Proposal:** Partial removal of an existing mixed hedge to the front of the boundary, replaced by a new native beech hedge. The proposal for a new native beech hedge will help to re-establish the local vernacular of 6-foot clipped hedging.

Replacement of 18m length of existing mixed hedge along the Brockwood Lane boundary of property, replaced with 18m length Fagus sylvatica (beech) hedging at 1.6-1.8m height, to be planted in two staggered rows, rows 30mm apart and plants within rows 400mm apart. 4 plants per meter. Planting is to be carried out November up to March.

**Officer:** Mr Oliver Waring

**Recommendation:** Granted

6/2021/3071/EMT

<b>Context</b>	
<b>Site</b>	76 Brockwood Lane, Welwyn Garden City, AL8 7BQ
<b>Constraints</b>	Estate Management Scheme, as defined within the Leasehold Reform Act 1967
<b>Relevant Estate Management history</b>	<p>Planning</p> <p><b>Application Number: W6/2014/0364/TE    Decision: Granted    Decision Date: 28 March 2014</b></p> <p><b>Proposal: Reduce One Magnolia and One Maple tree by 33%</b></p> <p><b>Application Number: W6/2015/0538/TE    Decision: Granted    Decision Date: 05 May 2015</b></p> <p><b>Proposal: Removal of Hornbeam tree</b></p> <p><b>Application Number: 6/2020/1573/TC    Decision: No Objection</b>  <b>Decision Date: 12 August 2020</b></p> <p><b>Proposal: Fell 1 x Hawthorn (crataegus monogyna)</b>  <b>Fell 1 x Hazel (corylus avellana)</b>  <b>Fell 1 x Hornbeam</b></p> <p><b>Application Number: 6/2020/1423/EM    Decision: Granted    Decision Date: 27 August 2020</b></p> <p><b>Proposal: Fell 1 x Hawthorn (crataegus monogyna) tree</b>  <b>Fell 1 x Hazel (corylus avellana) tree</b></p>

Fell 1 x Hornbeam tree

Application Number: 6/2020/2409/TC      Decision: No Objection  
Decision Date: 19 November 2020

Proposal: T1- Oak 3m Crown reduction,

T2- Ash Remove low limb,

T3 Hornbeam Crown Lift to 3m,

T4 Oak Remove low Limb,

T5 Ash Remove low limb,

T6 Oak 3-4m crown reduction,

T7 Oak 3-4m reduction,

T8 Oak fell to ground level.

T9 Hornbeam Cut back over hang and crown lift 5m,

T11 Hornbeam Crown Lift 5m, T12 Hornbeam Crown Lift 5m,

T13 T14 T15 group of hornbeam, 3-4m crown reductions,

T16 T17 T17a Group 2x oak trees 1 x Acer Fell to ground level,

T18 Hornbeam reduce 4m and lift 6m,

T19 Hornbeam Cut back and lift 6m,

T20 Oak Cut back over hang,

T21, Hornbeam Fell to ground level,

T22 Hornbeam Heavy Pollard,

T23 Hornbeam 3-4m reduction,

T24 Oak Fell to ground level,

T25 Hornbeam 3-4m Reduction,

T26 Acer 3-4m reduction

Application Number: 6/2020/2549/EMT      Decision: Granted      Decision  
Date: 25 November 2020

Proposal: T1- Oak 3m Crown reduction,

T2- Ash Remove low limb,

T3 Hornbeam Crown Lift to 3m,

T4 Oak Remove low Limb,

T5 Ash Remove low limb,

T6 Oak 3-4m crown reduction,

T7 Oak 3-4m reduction,

T8 Oak fell to ground level.

T9 Hornbeam Cut back over hang and crown lift 5m,

T11 Hornbeam Crown Lift 5m, T12 Hornbeam Crown Lift 5m,

T13 T14 T15 group of hornbeam, 3-4m crown reductions,

T16 T17 T17a Group 2x oak trees 1 x Acer Fell to ground level,

	<p>T18 Hornbeam reduce 4m and lift 6m,  T19 Hornbeam Cut back and lift 6m,  T20 Oak Cut back over hang,  T21, Hornbeam Fell to ground level,  T22 Hornbeam Heavy Pollard,  T23 Hornbeam 3-4m reduction,</p> <p>Application Number: 6/2021/0259/EMT    Decision: Granted    Decision Date: 25 March 2021</p> <p>Proposal: Fell 1 x Oak tree but retain stump, fell 2 x Hornbeam trees, 1 x Acer tree, 1 x Oak tree to ground level with stumps removed</p> <p>Application Number: 6/2021/1110/TC    Decision: No Objection  Decision Date: 20 May 2021</p> <p>Proposal: Fell 1 x Hornbeam tree, 1 x Acer dual-stem tree, 1 x Hornbeam dual-stem, 1 x Oak tree and remove all stumps, fell 1 x Oak tree by 100% covered by conservation area</p>		
<b>Consultations</b>			
<b>Neighbour representations</b>	Support: 0	Object: 0	Other: 0
<b>Summary of neighbour responses</b>	None		
<b>Consultees and responses</b>	<p>7. The Gardens Trust - 6/11/2021 12:31 - Thank you for consulting The Gardens Trust, of which HGT is a member.</p> <p>The hedge proposed to be replaced is not entirely on the line of the 19th century lane bounding Sherrardspark wood to the south, so is unlikely to be of great historic interest. The mixed hedge at this point forms the transition zone from the town to the more rural nature of the lane to the west.</p> <p>Although this hedge may have ecological value, on which we cannot comment, we have no objections on historic grounds to the proposal.</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 section hedge in question is growing along the front boundary of 76 Brockswood Lane, Welwyn Garden City.</p> <p>This section of hedge adjoins a larger section of beech hedge which forms much of the boundary vegetation adjacent to the public road and path.</p> <p>The applicant is proposing to remove the mixed species section of hedge and replant it with the beech hedging to match the rest of the boundary. The proposal will not adversely affect the amenity or character of the area and is therefore considered appropriate.</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.

**DRAWING NUMBERS**

5. 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>
		plan	26 October 2021
		location plan	26 October 2021

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

**Determined By:**

Ms Emma Griffin  
24 December 2021

