

## St Stephen Parish Council 13 April 2017 Planning List

The comments reproduced here were resolved by the Planning Committee at their meeting on 13 April 2017

---

**Member:** EW                      **Application No:** 5/2017/0446                      **Issued:** 13/3 email

**Address:** 5 Black Green Wood Close Park Street

**Proposal:** First floor side extension and part garage conversion into habitable space and alterations to openings

**Comments:** *No objections as long as the first floor windows do not overlook neighbouring property.*

[http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG\\_NAME=gfplanningsearch&Param=lg.Planning&ref\\_no=5/2017/](http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2017/)

**Member:** DK                      **Application No:** 5/2017/0508                      **Issued:** 13/3 email

**Address:** 21 Hornbeams Bricket Wood

**Proposal:** Single storey side extension

**Comments:** *No objections*

[http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG\\_NAME=gfplanningsearch&Param=lg.Planning&ref\\_no=5/2017/](http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2017/)

**Member:** JB                      **Application No:** 5/2017/0512                      **Issued:** 8/3 email

**Address:** 19 Cuckmans Drive Chiswell Green

**Proposal:** Certificate of Lawfulness (proposed) – Alterations to ground floor plan to create larger kitchen/dining/family room and alterations to rear extension – new folding sliding doors. Internal alterations to entrance hall/lobby.

**Comments:** *No objections*

[http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG\\_NAME=gfplanningsearch&Param=lg.Planning&ref\\_no=5/2017/](http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2017/)

**Member:** MF                      **Application No:** 5/2017/0517                      **Issued:** 13/3 email

**Address:** The Barn Winslo House 200 Radlett Road Colney Street

**Proposal:** Certificate of Lawfulness (existing) – Existing barn building within the curtilage of Winslo House

**Comments:** *Strong objections to this application. The first application for a Certificate of Lawfulness was refused under 5/2014/2844 on 15 December 2014. Planning application 5/2013/0831 for a retrospective metal workshop and conversion to a dog grooming parlour was marked by SADC as invalid on 1 August 2013. Since this date the Parish Council has chased the enforcement of this unauthorised building and business and this has resulted in the owner being advised on more than one occasion by the Enforcement Officer to submit a further planning application to negate the need for enforcement action. It is clear from these records that contrary to the information contained within the planning application submitted by Relic Homes, that the 4 year rule has not been exceeded. This application is within the Green Belt and under NPPF para. 89 (closed list) a new building/change of use to dog grooming parlour would not be granted*



**Member:** DB                      **Application No:** 5/2017/0559      **Issued:** 13/3 email

**Address:** Pandora Lye Lane Bricket Wood

**Proposal:** Certificate of Lawfulness (proposed) – Loft conversion including addition of rear dormer

**Comments:** *This site is within the Green Belt.*

[http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG\\_NAME=gfplanningsearch&Param=lg.Planning&ref\\_no=5/2017/](http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2017/)

**Member:** MF                      **Application No:** 5/2017/0564      **Issued:** 13/3 email

**Address:** Land between 2 & 16 Radlett Road Frogmore

**Proposal:** Outline application (access and layout) – detached five bedroom house with double garage

**Comments:** *No objections although it should be noted that this land is within the Green Belt*

[http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG\\_NAME=gfplanningsearch&Param=lg.Planning&ref\\_no=5/2017/](http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2017/)

**Member:** JB                      **Application No:** 5/2017/0587      **Issued:** 13/3 email

**Address:** 77 Stanley Avenue Chiswell Green

**Proposal:** Single storey side and rear extensions, raising of roof to incorporate habitable loft space, roof lights and alterations to openings following demolition of existing garage

**Comments:** *No objections to the plans for the roof alteration but concerns regarding the rear extension. This large extension has a plan dimension similar in size to the existing bungalow which appears excessive for the property. We have concerns as to the effect on the adjoining property at No. 75 and the visual impact and loss of light this extension would cause on this property and its residents. It would be far more in keeping for the new extension to match the existing at No. 75.*

[http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG\\_NAME=gfplanningsearch&Param=lg.Planning&ref\\_no=5/2017/](http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2017/)

**Member:** DB                      **Application No:** 5/2017/0599      **Issued:** 13/3 email

**Address:** 53 Claremont Bricket Wood

**Proposal:** Certificate of Lawfulness (proposed) – Single storey rear extension

**Comments:** *No objections*

[http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG\\_NAME=gfplanningsearch&Param=lg.Planning&ref\\_no=5/2017/](http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2017/)

**Member:** MD                      **Application No:** 5/2017/0600      **Issued:** 30/3 email

**Address:** 298 Watford Road Chiswell Green

**Proposal:** Demolition of existing dwelling and erection of five bedroom detached dwelling (part retrospective)

**Comments:** *No objections to this application but we question why there is a CIL exemption when this property is essentially a new build substantially larger than what was on the plot.*

[http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG\\_NAME=gfplanningsearch&Param=lg.Planning&ref\\_no=5/2017/](http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2017/)

**Member:** DB                      **Application No:** 5/2017/0603                      **Issued:** 13/3 email

**Address:** 141 Old Watford Road Bricket Wood

**Proposal:** Single storey side and rear extension and insertion of windows to side elevation following removal of existing side extension and conservatory

**Comments:** *No objections to the **amended plans** but the original plans would have received strong objections.*

[http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG\\_NAME=gfplanningsearch&Param=lg.Planning&ref\\_no=5/2017/](http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2017/)

**Member:** EW                      **Application No:** 5/2017/0618                      **Issued:** 24/3 email

**Address:** 27 Maplefield Park Street

**Proposal:** Garage conversion and alterations to openings

**Comments:** *No objections*

[http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG\\_NAME=gfplanningsearch&Param=lg.Planning&ref\\_no=5/2017/](http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2017/)

**Member:** MD/ALL                      **Application No:** 5/2017/0622                      **Issued:** 20/3 email

**Address:** Strip of land along Cherry Hill Chiswell Green

**Proposal:** Outline application (all matters reserved) – Fifteen three bedroom detached bungalows

**Comments:** *Strong objections to this application. There is no justification for 'affordable housing' and 15 detached chalet homes should not be considered as limited development. Access roads in Cherry Hill and The Croft do not meet current Highway standards and this site is outside the specified settlement of Chiswell Green. The development would result in considerable harm to the openness of the Green Belt by encroaching into the same. Paragraphs 79 – 89 of the NPPF refer, particularly Paragraph 89, which the Timmins High Court Judgement confirmed as a 'closed list'. If the development is not 'limited infilling in villages and limited affordable housing for local community needs under policies set out in the Local Plan' (Paragraph 89), then this development must be considered as inappropriate. There are no very special circumstances put forward by the applicant and this application is not 'limited infilling' therefore this development should be considered as inappropriate in the Green Belt. As such it should be **REFUSED**.*

[http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG\\_NAME=gfplanningsearch&Param=lg.Planning&ref\\_no=5/2017/](http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2017/)

**Member:** DB                      **Application No:** 5/2017/0632                      **Issued:** 6/4 email

**Address:** 1B Hunters Ride Bricket Wood

**Proposal:** Single storey side extension, replacement conservatory and lobby, garage conversion following demolition of existing conservatory

**Comments:** *Strong objections to this application. This is a huge over development of a restricted plot that leaves little or no amenity space. For the reasons given this application should be **REFUSED**.*

[http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG\\_NAME=gfplanningsearch&Param=lg.Planning&ref\\_no=5/2017/](http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2017/)

**Member:** DK                      **Application No:** 5/2017/0642      **Issued:** 22/3 email

**Address:** 15 Field View Rise Bricket Wood

**Proposal:** Single storey side and front extensions and garage conversion with alterations to openings and roof lights

**Comments:** *No objections as long as all materials are stored on site.*

[http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG\\_NAME=gfplanningsearch&Param=lg.Planning&ref\\_no=5/2017/](http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2017/)

**Member:** MD                      **Application No:** 5/2017/0643      **Issued:** 13/3 email

**Address:** 5 Stanmount Road Chiswell Green

**Proposal:** Two storey side and rear extension

**Comments:** *No objections*

[http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG\\_NAME=gfplanningsearch&Param=lg.Planning&ref\\_no=5/2017/](http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2017/)

**Member:** BP                      **Application No:** 5/2017/0676      **Issued:** 16/3 email

**Address:** 15 Old Orchard Park Street

**Proposal:** Two storey front extension

**Comments:** *No objections*

[http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG\\_NAME=gfplanningsearch&Param=lg.Planning&ref\\_no=5/2017/](http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2017/)

**Member:** DB                      **Application No:** 5/2017/0693      **Issued:** 6/4 email

**Address:** Paddock Lodge Drop Lane Bricket Wood

**Proposal:** Installation of two solar panel arrays for domestic purposes

**Comments:** *Objections to this application which will be a large unsightly feature in this Green Belt location on land that has agricultural status. It is also located behind a neighbouring property used for the residential care of autistic adults and will be elevated and unsightly. The Timmins High Court judgement confirmed Paragraph 89 of the NPPF as a 'closed list' therefore this is inappropriate development within the Green Belt. For the reasons given we ask that this application is **REFUSED**.*

[http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG\\_NAME=gfplanningsearch&Param=lg.Planning&ref\\_no=5/2017/](http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2017/)

**Member:** JB                                      **Application No:** 5/2017/0759                                      **Issued:** 4/4 email

**Address:** 389 Watford Road Chiswell Green

**Proposal:** Erection of one, four bedroom detached dwelling following demolition of one, three bedroom detached bungalow and conservatory

**Comments:** *Strong objections to this application. The proposal requires the demolition of a perfectly good bungalow which stands at the end of a row of similar bungalows in this part of Watford Road. Bungalows are becoming in short supply in Chiswell Green as developers are looking to maximise profits by building 4/5 bedroom properties of which there are an abundance in the village. Bungalows are essential for the mix of properties in a neighbourhood especially for those wishing to down size, thus freeing up larger properties for young families. This large house by virtue of its height and bulk must be considered an over development on this site. It will be totally out of keeping with the adjacent smaller house and with the majority of the bungalows that occupy this side of the road. For the reasons given we ask that this application is **REFUSED**.*

[http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG\\_NAME=gfplanningsearch&Param=lg.Planning&ref\\_no=5/2017/](http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2017/)

**Member:** DB                                      **Application No:** 5/2017/0764                                      **Issued:** 3/4 email

**Address:** 1 Smug Oak Lane Bricket Wood

**Proposal:** Certificate of Lawfulness (proposed) – Hip to gable loft conversion, rear dormer window and front roof lights

**Comments:** *Strong objections to this application. The site is open to the Green Belt and the development will be completely out of character with the row of cottages and street scene. For the reasons given we ask that this application is **REFUSED**.*

[http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG\\_NAME=gfplanningsearch&Param=lg.Planning&ref\\_no=5/2017/](http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2017/)

**Member:** DB                                      **Application No:** 5/2017/0790                                      **Issued:** 28/3 email

**Address:** 23 Hornbeams Bricket Wood

**Proposal:** Two storey side and rear extension, alterations to openings and front porch

**Comments:** *This should be an invalid application. The drawings do not show a two storey extension, they show a single storey. We are therefore unable to make comment.*

[http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG\\_NAME=gfplanningsearch&Param=lg.Planning&ref\\_no=5/2017/](http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2017/)

**Member:** JB                                      **Application No:** 5/2017/0799                                      **Issued:** 24/3 email

**Address:** 69 Stanley Avenue Chiswell Green

**Proposal:** First floor front extension

**Comments:** *No objections*

[http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG\\_NAME=gfplanningsearch&Param=lg.Planning&ref\\_no=5/2017/](http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2017/)



**Member:** MF                      **Application No:** 5/2017/0818      **Issued:** 24/3 email

**Address:** 8 Pilgrim Close Park Street

**Proposal:** Two storey side extension with removal of chimney (resubmission following withdrawal of 5/2017/0197)

**Comments:** *No objections*

[http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG\\_NAME=gfplanningsearch&Param=lg.Planning&ref\\_no=5/2017/](http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2017/)

**Member:** JB                      **Application No:** 5/2017/0823      **Issued:** 31/3 email

**Address:** 33 Tippendell Lane Chiswell Green

**Proposal:** Single storey side extension, replacement conservatory following demolition of existing, replacement dormer window with Juliet balcony to rear elevation, new front porch, removal of dormer window to front elevation and installation of roof lights

**Comments:** *No objections*

[http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG\\_NAME=gfplanningsearch&Param=lg.Planning&ref\\_no=5/2017/](http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2017/)

**Member:** DK                      **Application No:** 5/2017/0884      **Issued:** 3/4 email

**Address:** 2 Five Acres Bricket Wood

**Proposal:** Two storey side extension and erection of detached garage following demolition of existing

**Comments:** *No objections*

[http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG\\_NAME=gfplanningsearch&Param=lg.Planning&ref\\_no=5/2017/](http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2017/)

**Member:** DK                      **Application No:** 5/2017/0885      **Issued:** 3/4 email

**Address:** 2 Five Acres Bricket Wood

**Proposal:** Certificate of Lawfulness (proposed) – Rear dormer window to facilitate loft conversion into habitable rooms and installation of roof lights to front roof slope

**Comments:** *No objections*

[http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG\\_NAME=gfplanningsearch&Param=lg.Planning&ref\\_no=5/2017/](http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2017/)

**Member:** EW                      **Application No:** 5/2017/0911      **Issued:** 3/4 email

**Address:** 20 Applecroft Park Street

**Proposal:** Part single part two storey side extensions following demolition of existing car port and garage. New patio to side elevation.

**Comments:** *No objections*

[http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG\\_NAME=gfplanningsearch&Param=lg.Planning&ref\\_no=5/2017/](http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2017/)

---

## PRIOR NOTIFICATIONS

---

**Address:** 53 Claremont Bricket Wood 5/2017/0580  
**Proposal:** Single storey rear extension 4m depth x 3m height to the eaves

---

## APPEAL NOTIFICATIONS

---

**Application:** APP/B1930/W/16/3166542 5/2016/0418  
**Address:** Land to the North side of Drop Lane Bricket Wood  
**Reply by:** 4 May 2017

---

## APPEAL DECISIONS

---

**Application:** None  
**Decision:**

---

## APPLICATIONS FOR TREE WORK

---

**Member:** DK      **Application:** TP/2017/0156 TPO1709      **Issued:** 3/4 email  
**Address:** 23 Reynards Way Bricket Wood  
**Proposal:** Hornbeam T3 in rear garden: cut back twiggy growth to clear sloping part of detached conservatory building by 1ft.  
**Reason:** To prevent contact between the tree and roof of building

---

## TREE WORK DECISIONS

---

**Address:** Plot 10 Five Acres Country Club Bricket Wood  
**Application:** TP/2017/0082  
**Decision:** Approval

---

## DECISIONS

---

### BRICKET WOOD

**Address:** 26 School Lane 5/2017/0035  
**Decision:** DC4 Refusal

**Address:** 74 West Riding 5/2017/0076  
**Decision:** DC4 Refusal

**Address:** 47 Claremont 5/2017/0099  
**Decision:** DC3 Conditional Permission



**Address:** Rose Cottage School Lane 5/2017/0140  
**Decision:** DC3 Conditional Permission

**Address:** 1 Ryall Close 5/2017/0167  
**Decision:** Withdrawn

**Address:** 46 Jenkins Avenue 5/2017/0248  
**Decision:** Certificate of Lawfulness Approved

**Address:** Land adjacent to 98 Mount Pleasant Lane 5/2017/3767  
**Decision:** Withdrawn

**Address:** Waterdell Chequers Lane 5/2017/0488  
**Decision:** Certificate of Lawfulness Approved

**Address:** Summerlea Chequers Lane 5/2017/0547  
**Decision:** Certificate of Lawfulness Approved

**Address:** Woodbine Cottage School Lane 5/2017/0567  
**Decision:** DC4 Refusal

**Address:** 53 Claremont 5/2017/0580  
**Decision:** NCS Prior Approval not required

**Address:** 53 Claremont 5/2017/0599  
**Decision:** Certificate of Lawfulness Approved

## **PARK STREET**

**Address:** 202A Park Street Lane 5/2017/0074  
**Decision:** DC3 Conditional Permission

**Address:** Stroud Wood Business Centre 5/2017/0144  
**Decision:** COU Prior Approval required and given

**Address:** 176 Tippendell Lane 5/2017/0187  
**Decision:** DC4 Refusal

**Address:** 8 Pilgrim Close 5/2017/0197  
**Decision:** Withdrawn

**Address:** 3 Yew Tree End 5/2017/0281  
**Decision:** Certificate of Lawfulness Approved

**Address:** 32 Dell Rise 5/2017/0296  
**Decision:** DC3 Conditional Permission

**Address:** 11A Maplefield Park Street  
**Decision:** Invalid Application

**Address:** 21 Woodlands 5/2017/0377  
**Decision:** Certificate of Lawfulness - Refused

**Address:** 22 Woodlands 5/2017/0521  
**Decision:** Certificate of Lawfulness – Refused

**Address:** 35 Avian Avenue 5/2017/0538  
**Decision:** DC3 Conditional Permission

#### **CHISWELL GREEN**

**Address:** Kessingland 25 Penman Close 5/2017/0170  
**Decision:** Withdrawn

**Address:** 14 Carisbrooke Road 5/2017/0184  
**Decision:** DC3 Conditional Permission

**Address:** 33 Sunnydell 5/2017/0283  
**Decision:** DC3 Conditional Permission

**Address:** 389 Watford Road 5/2017/0306  
**Decision:** Invalid application

**Address:** 1b Tippendell Lane 5/2017/0354  
**Decision:** DC3 Conditional Permission

**Address:** 21 & 23 Driftwood Avenue 5/2017/0488  
**Decision:** DC3 Conditional Permission