

St Stephen Parish Council 27 July 2017 Planning List

The comments reproduced here were resolved by the Planning Committee at their meeting on 27 July 2017

Member: BP **Application No:** 5/2017/1495 **Issued:** 21/6 email

Address: 22 Woodlands Park Street

Proposal: Loft conversion with front and rear 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/

Member: BP **Application No:** 5.2017/1496 **Issued:** 21/6 email

Address: 22 Woodlands Park Street

Proposal: Loft conversion with rear dormer window and front roof light

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/

Member: MD **Application No:** 5/2017/1439 **Issued:** 19/6 email

Address: 78 Stanley Avenue Chiswell Green

Proposal: Single storey side and rear extension with 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/

Member: EW **Application No:** 5/2017/1532 **Issued:** 27/6 email

Address: 52 Park Street Park Street

Proposal: Refurbishment of existing sash windows and repointing of chimney stack and fitting of steel flue (part retrospective)

Comments: *This is a Grade 11 listed building in poor condition. The refurbishment is sympathetic and retains as much as the original structure as possible. 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/

Member: DK

Application No: 5/2017/1550

Issued: 19/6 email

Address: BRE site Bucknalls Drive Bricket Wood

Proposal: Demolition of existing buildings and construction of 100 dwellings with associated **access from The Kestrels**, landscaping, parking and infrastructure

Comments: *Strong objections to this application. The routing of the traffic to this new development along Bucknalls Drive instead of the wider and signalised Bucknalls Lane remains unacceptable, but to now take that traffic from Bucknalls Drive and onto the even narrower 5m wide Kestrels is intolerable.. This would mean the traffic taking a right turn along Bucknalls Drive and into another cul de sac to enter the site. This will affect the free flow of traffic along Bucknalls Drive and compromise the safety of the many disabled inhabitants of the HSN (high support care) residential care home sited in The Kestrels. The Kestrels has previously been a safe haven for disabled residents and this will be taken away if the re-routing of the access is allowed. There remains a duty of care to protect these vulnerable people. The Health Authority originally chose this site to develop as it was a quiet cul de sac. This safe haven will be removed if this application is granted permission. As a point of note, when The Kestrels road was built, Hertfordshire Highways declined to adopt it due to the road width not meeting acceptable parameters. Highways view not to raise any objections to this application is inconsistent and must be challenged. This dangerous application should be **REFUSED** and the access through the BRE gate at the end of Bucknalls Drive should remain. Furthermore, if the construction traffic is to be routed along Bucknalls Lane, we see no reason why this entrance could not be used for residential access, Bucknalls Lane being wider than Bucknalls Drive and signalised to the A405.*

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: 5/2017/1634

Issued: 19/6 email

Address: 205 Watford Road Chiswell Green

Proposal: Single storey front extension

Comments: *No objections although for privacy reasons we suggest that opaque glass should be fitted to the upper side windows.*

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: 5/2017/1647

Issued: 21/6 email

Address: 77 How Wood Park Street

Proposal: Two storey rear and side extension, single storey front extension and installation of a roof light

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/

Member: MF **Application No:** 5/2017/1656 **Issued:** 15/7 email

Address: 10 Hawfield Gardens Park Street

Proposal: Two storey extension above existing bungalow, single storey rear extension, new front porch, new paving to driveway 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/

Member: JB **Application No:** 5/2017/1663 **Issued:** 19/6 email

Address: 55 Long Fallow Chiswell Green

Proposal: Single storey side and rear extension (resubmission following approval of 5/2016/1775)

Comments: *No objections – granted permission*

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:** 5/2017/1672 **Issued:** 26/6 email

Address: 111 Stanley Avenue Chiswell Green

Proposal: Single storey side extension

Comments: *Withdrawn – Certificate of Lawfulness granted*

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:** 5/2017/1684 **Issued:** 15/7 email

Address: 91 Radlett Road Frogmore

Proposal: Vehicle crossover

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/

Member: MF **Application No:** 5/2017/1690 **Issued:** 16/7 email

Address: 13 Park Street Park Street

Proposal: Infill front door (retrospective)

Comments: *No objections although this is within the Conservation Area and the infill is sadly in UPVC*

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:** 5/2017/1699 **Issued:** 15/7 email

Address: Whytecoat North Orbital Road Chiswell Green

Proposal: Demolition of existing dwelling and construction of two, three bedroom semi-detached dwellings and two, three bedroom detached dwellings with associated landscaping, parking and access (resubmission following withdrawal of 5/2017/1377)

Comments: *No objections although we ask that permitted development rights are removed from the new dwellings. This Council also asks for a Section 106/CIL allocation for Leisure facilities within Mayflower Road park if the application is allowed*

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:** 5/2017/1740 **Issued:** 27/6 email

Address: 2 Manor Drive Chiswell Green

Proposal: Single storey rear extension with 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/

Member: MD **Application No:** 5/2017/1742 **Issued:** 15/7 email

Address: 62 & 64 Stanley Avenue Chiswell Green

Proposal: Part single, part two storey rear extension, single storey rear extension with roof lights and two 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/

Member: JB **Application No:** 5/2017/1768 **Issued:** 15/7 email

Address: 8 Willow Way Chiswell Green

Proposal: Single storey rear and side extension with roof lights following demolition of existing garage

Comments: *No objection*

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:** 5/2017/1782 **Issued:** 21/7 email

Address: 98 Oakwood Road Bricket Wood

Proposal: Subdivision of existing dwelling to create on, three bedroom and one, two bedroom dwellings and alterations to openings

Comments: *Objections to this application on grounds that the subdivision of this property into two dwellings will result in a lack of amenity space and off street parking. Parking provision on Oakwood Road is already congested. There is also concern for the protected Oak tree on site but overall we feel that the subdivision will be out of keeping with the street scene and will result in a cramped appearance on an already over developed plot. For the reasons given we ask that this application is **REFUSED**. If the application is allowed then we ask for a Section 106/CIL contribution for improved leisure facilities at Woodbury Field.*

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:** 5/2017/1785 **Issued:** 15/7 email

Address: 118 Park Street Lane Park Street

Proposal: Single storey front and rear extension with roof lights following part demolition of garage and demolition of conservatory

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/

Member: JB **Application No:** 5/2017/1790 **Issued:** 15/7 email

Address: 5 Hawthorn Way Chiswell Green

Proposal: Single storey rear extension, garage conversion, alterations to existing single storey rear extension roof from flat to pitched and 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/

Member: DK **Application No:** 5/2017/1800 **Issued:** 15/7 email

Address: 3 Oak Avenue Bricket Wood

Proposal: First floor side and rear extensions to incorporate habitable loft space with front and rear dormer windows, increase in size to side dormer window and rear roof light

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/

Member: EW **Application No:** 5/2017/1812 **Issued:** 15/7 email

Address: 112 Tippendell Lane Park Street

Proposal: Alterations to garage and existing rear extension roofs from flat to pitched

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/

Member: BP **Application No:** 5/2017/1821 **Issued:** 15/7 email

Address: 46 Ringway Road Park Street

Proposal: Erection of two, two bedroom maisonettes and alterations to vehicle crossovers

Comments: *Objections to this application as this is an overdevelopment of a restricted plot with one bedroom being barely 2 x 2m. The widening of the crossover will be detrimental to the road and spoil the area. 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/

Member: MD **Application No:** 5/2017/1834 **Issued:** 15/7 email

Address: 212 Watford Road Chiswell Green

Proposal: Advertisement Consent: Display of three internally illuminated fascia signs, six non-illuminated wall-mounted signs, nine non-illuminated post-mounted signs, one internally-illuminated totem sign and two sets of non-illuminated acrylic letters

Comments: *Strong objections to this application. The illuminated totem pole will be totally out of keeping, unsympathetic and detrimental to the listed public house and to the character of Watford Road. There appears to be a surfeit of signs and we have to question the public car park disclaimer signs which have no basis in law and will just clutter the area. 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/

Member: BP **Application No:** 5/2017/1842 **Issued:** 15/7 email

Address: 143 Watling Street Park Street

Proposal: Part single, part two storey rear and first floor front and side extension and side canopy

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/

Member: MD **Application No:** 5/2017/1874 **Issued:** 15/7 email

Address: 2 The Croft Chiswell Green

Proposal: Single storey front, part single, part two storey side and rear extensions, roof lights, alterations to openings and alterations to layout of driveway following demolition of garage

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/

Member: DB **Application No:** 5/2017/1895 **Issued:** 15/7 email

Address: 5 North Riding Bricket Wood

Proposal: Part single, part first floor, part two storey extension, single storey rear extension, installation of roof lights and new front porch

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/

Member: MF **Application No:** 5/2016/1896 **Issued:** 24/7 email

Address: 14 Birchwood Way Park Street

Proposal: Single storey rear extension, new front porch with roof light and canopy, formation of vehicle hard standing and crossover to provide parking for two cars

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/

Member: DB **Application No:** 5/2017/1901 **Issued:** 15/7 email

Address: 40 The Uplands Bricket Wood

Proposal: Single storey rear and side extensions, garage conversion, alterations to openings and installation of roof lights following demolition of existing conservatory

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/

Member: DK **Application No:** 5/2017/1905 **Issued:** 15/7 email

Address: Rose Cottage School Lane Bricket Wood

Proposal: Removal of Condition 4 (demolition of conservatory) of planning permission 5/2017/0140) for the single storey side and rear extension following demolition of existing conservatory. Single storey glazed link to garage with garage conversion.

Comments: *Objections to this application. This is within the Conservation Area. Retention of the conservatory will increase the floor area and add to the bulk of the property leading to an over development. We have concerns over this property which forms one of the first properties in the Conservation Area. It must retain its original cottage character. This is being eroded by creeping development. 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/

Member: JB **Application No:** 5/2017/1906 **Issued:** 15/7 email

Address: 41 Driftwood Avenue Chiswell Green

Proposal: Part single part two storey side and rear extension and loft conversion with rear dormer window following demolition of garage (resubmission following refusal of 5/2017/0957)

Comments: *Objections to this application. Although the proposed rear extension appears to take the place of the existing garage, overall the extension will appear longer and higher to the neighbouring property and as such will possibly have a detrimental effect on the amenity and well-being of those residents. 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/

Member: DB **Application No:** 5/2017/1937 **Issued:** 16/7 email

Address: The Old Forge Lye Lane Bricket Wood

Proposal: Garage conversion to incorporate new bay window and alterations to openings (resubmission following withdrawal of 5/2017/1193)

Comments: *No objections although it should be noted that 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/

Member: ALL **Application No:** 5/2017/1938 **Issued:** 15/7 email

Address: Proposed Rail Freight Public Open Space and Community Forest sites North Orbital Road Chiswell Green

Proposal: Approval of Reserved Matters (infrastructure) of outline planning 5/2009/0708 allowed at appeal 14/7/2014 for the development of the SRFI

Comments: *Objections to this application. This Council maintains its strong objections to the development of this site as an SRFI due to the unsuitability of the Old Radlett Aerodrome, the disruption to life of the community by air, light, noise and traffic pollution and chaotic results from the forecast traffic movements in and out of the site.*

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:** 5/2017/1943 **Issued:** 24/7 email

Address: 21 Laburnum Grove Chiswell Green

Proposal: Front canopy porch, part single, part two storey side, single storey rear extensions, loft conversion with rear dormer window

Comments: *No objections although for reasons of privacy we ask that the upper floor windows are fitted with opaque glass. Also that no building materials are stored on the highway.*

http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplanningsearch&Param=lg.Planning&ref_no=5/2017/

Member: ALL **Application No:** 5/2017/1995 **Issued:** 24/7 email

Address: Proposed Rail Freight Public Open Space and Community Forest sites
North Orbital Road Chiswell Green

Proposal: Approval of Reserved Matters (landscaping) of outline planning
5/2009/0708 allowed at appeal 14/7/2014 for the development of the
SRFI

Comments: *Objections to this application. This Council maintains its strong objections
to the development of this site as an SRFI due to the unsuitability of the Old Radlett
Aerodrome, the disruption to life of the community by air, light, noise and traffic pollution
and chaotic results from the forecast traffic movements in and out of the site.*

http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplan ningsearch&Param=lg.Planning&ref_no=5/2017/

Member: EW **Application No:** 5/2017/2056 **Issued:** 20/7 email

Address: 63 Orchard Drive Park Street

Proposal: Demolition of existing garage and construction of part single, part two
storey side and first floor rear extension

Comments: *No objections*

http://planning.stalbans.gov.uk/Planning/lg/dialog.page?org.apache.shale.dialog.DIALOG_NAME=gfplan ningsearch&Param=lg.Planning&ref_no=5/2017/

PRIOR NOTIFICATION APPLICATIONS

Address: 26 Black Boy Wood Bricket Wood

Proposal: Single storey rear extension 5.3m depth x 2.4m in height to the eaves

Address: 4 Driftwood Avenue Chiswell Green

Proposal: Single storey rear extension 6m in depth x 2.9m in height to the eaves

CERTIFICATE OF LAWFULNESS APPLICATIONS

Address: 16 Ringway Road Park Street 5/2017/1616

Proposal: Hip to gable construction of bungalow roof

Address: 54 West Riding Bricket Wood 5/2017/1646

Proposal: single storey rear conservatory and installation of two roof lights to
existing roof

Address: 32 Jenkins Avenue Bricket Wood 5/2017/1859

Proposal: New rear dormer following demolition of existing, four front roof lights,
removal of chimney and alterations to openings

Address: 111 Stanley Avenue Chiswell Green 5/2017/1947

Proposal: Single storey rear extension
Address: 210 Radlett Road Colney Street 5/2017/1966
Proposal: Use of converted barn as one bedroom annexe

APPEAL NOTIFICATIONS

Application: None
Address:
Reply by:

APPEAL DECISIONS

Application: None
Decision:

APPLICATIONS FOR TREE WORK

Member: BP **Application:** TP/2017/0289 TPO 1547 **Issued:** 19/6 email
Address: Forest House Education Centre Forest Lane Kingsley Green Harper Lane
Radlett
Proposal: T124 & T125 Silver Maple – reduce crown by up to 6 metres
Reason: Both trees have significant branch failure. Fell for safety reasons.
Comments:

Member: BP **Application:** TP/2017/0292/ TPO 1547 **Issued:** 19/6 email
Address: Kingsley Green Harper Lane Radlett
Proposal: T1, T31, T73, T98 Limes – re-pollard to previous points.
Reason: Maintain previous management and to increase visibility for vehicular
traffic.

Member: DK **Application:** TP/2017/0298 CA **Issued:** 26/6 email
Address: Rose Cottage School Lane Bricket Wood and beyond
Proposal: Cut back trees between Rose Cottage and Old Fox PH
Reason: To clear BT line by up to 1m

Member: DK **Application:** TP/2017/0368 CA **Issued:** 24/7 email
Address: Orchard End School Lane Bricket Wood
Proposal: Fell 4 Conifer trees and 1 Oak in rear garden. Reduce crown of Hazel in
rear garden by 4m.
Reason: None listed.

TREE WORK DECISIONS

Address: None
Application:
Decision:

DECISIONS

BRICKET WOOD

Address: The Old Forge Lye Lane 5/2017/1193
Decision: Withdrawn

Address: 98 Mount Pleasant Lane 5/2017/1386
Decision: DC4 Refusal

Address: 28 Hunters Ride 5/2017/1387
Decision: DC3 Conditional Permission

Address: 2 Bucknalls Drive 5/2017/1448
Decision: DC3 Conditional Permission

Address: 26 Black Boy Wood 5/2017/1662
Decision: NCS Prior Approval not required

Address: 54 West Riding 5/2017/1827
Decision: Certificate of Lawfulness - Approved

PARK STREET

Address: Land rear of 53 & 55 How Wood 5/2017/0875
Decision: DC3 Conditional Permission

Address: 33 Wood End 5/2017/1174
Decision: Certificate of Lawfulness Approved

Address: The Falcon 72 Park Street 5/2017/1191
Decision: DC3 Conditional Permission

Address: 4 Wood End 5/2017/1220
Decision: DC Conditional Permission

Address: 32 Hazel Road 5/2017/1248
Decision: Certificate of Lawfulness - Refused

Address: 89 Radlett Road 5/2017/1273
Decision: DC4 Refusal

Address: 24 Ringway Road 5/2017/1330
Decision: Withdrawn

Address: 24 Ringway Road 5/2017/1381
Decision: NCS Prior Approval required and refused

Address: 27 Page Place 5/2017/1409
Decision: DC3 Conditional Permission

Address: 16 Ringway Road 5/2017/1616
Decision: Certificate of Lawfulness - Approved

CHISWELL GREEN

Address: 216 Watford Road 5/2017/1104
Decision: DC3 Conditional Permission

Address: Land adjacent to 1A Barry Close 5/2017/1219
Decision: DC4 Refusal

Address: 46 Long Fallow 5/2017/1236
Decision: DC4 Refusal

Address: 88 Stanley Avenue 5/2017/1239
Decision: DC3 Conditional Permission

Address: 111 Stanley Avenue 5/2017/1407
Decision: Withdrawn

Address: 37c Forge End 5/2017/1425
Decision: DC3 Conditional Permission

Address: 4 Driftwood Avenue 5/2017/1445
Decision: DC3 Conditional Permission

Address: 2 Hawthorn Way 5/2017/1590
Decision: DC3 Conditional Permission

Address: 4 Driftwood Avenue 5/2017/1625

Decision: NCS Prior approval required and given

Address: 55 Long Fallow 5/2017/1775

Decision: DC3 Conditional Permission

Address: 111 Stanley Avenue 5/2017/1947

Decision: Certificate of Lawfulness - Approved