

## St Stephen Parish Council Planning Committee 11 October 2018

### Planning List - September 2018

The comments reproduced here were approved by the Planning Committee on 11 October 2018

Planning Ref	Location	Proposal/Comments	Issued	Ward
5/2018/2249	110 Park Street Lane AI2 2JG	Demolition of existing dwelling and construction of two, four bedroom semi detached dwellings with associated parking, landscaping and new vehicle crossover (amendment to planning permission 5/2018/1365) <b><u>Already Approved on 10/10/18</u></b>	03-Sep	Park Street
5/2018/2242	70 The Crescent Bricket Wood AL2 3NF	Proposed increase in roof ridge height, hip to gable loft conversion, extension to existing loft conversion with front dormer windows <b><u>No Objection</u></b>	04-Sep	Bricket Wood
5/2018/2337	Land Rear Of 53 And 55 How Wood	Construction of one, four bedroom detached dwelling. <b><u>Strongly Object. Over development of the site, out of character of the street scene, lack of amenity space.</u></b>	04-Sep	Park Street
5/2018/2318	112 Watford Road AL2 3JZ	Erection of boundary wall and fencing with access gate (part retrospective) <b><u>No Objection</u></b>	06-Sep	Chiswell Green
5/2018/1758	2 Branch Road AI2 2LU	First floor side extension, single storey rear extension with lantern light following demolition of existing rear projections, partial demolition of existing garage, alterations to openings <b><u>No Objections</u></b>	11-Sep	Park Street
5/2018/1969	16 Hollybush Avenue AI2 3AD	Single storey front garage extension. <b><u>Objection - not in keeping with street scene</u></b>	11-Sep	Chiswell Green
5/2018/2352	Proposed Telecommunications Site Near Houndswood Farm Harper Lane Shenley Radlett	Establish an electricity substation. <b><u>No Objection</u></b>	11-Sep	Shenley
5/2018/2353	30a Hazel Road AL2 2AJ	Conversion of integral garage to habitable accommodation. Replacement of garage door with window <b><u>This was refused by the council on 20/09/2018</u></b>	11-Sep	Park Street
5/2018/2059	12 Rowan Close I2 3XP	Single storey side extension <b><u>No Objection</u></b>	15-Sep	Bricket Wood
5/2018/2118	Former Hsbc Training Centre Smug Oak Lane AI2 3UE	Submission of Reserved Matters (details of appearance, landscaping, layout and scale) for the main phase of the development comprising 129 dwellings with parking and landscaping following outline planning permission 5/2014/3250, allowed on appeal dated 30. <b><u>No comment</u></b>	15-Sep	Bricket Wood

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5/2018/2171	Woodbury Manor Lye Lane AI2 3TW	Outline Application (all matters reserved) - Construction of three, three bedroom dwellings <b><u>Objection - The proposed 3 houses are an inappropriate development on Green Belt land and there appears to be no special circumstances. Allowing building here could also set a precedent for further developments on neighbouring Green Belt land. We are also concerned about the loss of tree cover at this location and the possible disruption to the public footpath adjacent to the driveway. We therefore ask for this proposal to be refused.</u></b>	15-Sep	Bricket Wood
5/2018/2356	10 Jordans Way AI2 3SI	Submission of reserved matters (details of appearance and landscape sought) for Outline application 5/2017/2592 (access, layout and scale) - Construction of one, two bedroom dwelling (resubmission following withdrawal of 5/2017/1153) <b><u>No comment</u></b>	15-Sep	Bricket Wood
5/2018/2385	access via Smug Oak Lane at Former HSBC Training Centre	Submission of Reserved Matters (appearance, landscaping, layout and scale) for the refurbishment and extension of the Old Lodge to provide one dwelling and refurbishment and extension of Hanstead House to provide 8 dwellings as part of outline planning permission <b><u>No Comment</u></b>	15-Sep	Bricket Wood
5/2018/2403	6A Handley Page Way Old Parkbury Lane Colney Street AI2 2DQ	Insertion of windows into first floor side elevation <b><u>No Objection</u></b>	15-Sep	Colney Street
5/2018/2340	19 Mount Pleasant Lane AL2 3UX	Two storey side and part single, part two storey rear extension <b><u>No Objection</u></b>	18-Sep	Bricket Wood
5/2018/2443	2 Bowlers Green Kingsley Green Harper Lane Shenley Radlett WD7 9HQ	Single storey rear extension <b><u>No Objection</u></b>	20-Sep	Shenley
5/2018/2315	11 Cherry Hill AL2 3AT	Front porch, part first floor, part two storey side and part single, part two storey rear extensions, garage conversion to habitable accommodation and alterations to openings <b><u>Objection - loss of privacy to adjoining owner</u></b>	21-Sep	Chiswell Green
5/2018/2456	28 Cuckmans Drive AI2 3AX	Part single, part two storey rear extensions, rear roof lantern and alterations to ground floor openings. <b><u>No Objection</u></b>	21-Sep	Chiswell Green

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5/2018/2227	Hoofprints Lye Lane AI2 3TW	Outline application (layout and scale sought) for alterations to existing dwelling and demolition of semi detached dwelling and outbuildings, construction of detached two storey dwelling. <b><u>Objection - The proposed house on this site is an inappropriate development on Green Belt land and there appears to be no special circumstances. Also allowing building here could set a precedent for further developments on neighbouring Green Belt land. We therefore ask for this proposal to be refused.</u></b>	25-Sep	Bricket Wood
5/2018/2531	31 Hammers Gate Chiswell Green St Albans Herts AL2 3DZ	Single storey rear extension with lantern light, part conversion of garage, new front porch (part retrospective) <b><u>No Objection</u></b>	01-Oct	Chiswell Green
5/2018/2491	Starbucks North Orbital Road Chiswell Green St Albans Hertfordshire AI2 2AB	Addition of two umbrellas and fencing to outdoor area, new external lighting and painting of external walls and windows <b><u>Objection - intrusion on neighbouring property - if minded to approve suggest limit to daylight hours</u></b>	05-Oct	Chiswell Green
5/2018/2499	Starbucks North Orbital Road Chiswell Green AL2 2AB	Advertisement consent - Display of two non illuminated roof signs and two internally illuminated roof signs. <b><u>Objection - intrusion on neighbouring property</u></b>	08-Oct	Chiswell Green

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**Appeal Notifications**

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**Tree Work Applications**

<b>Planning Ref/Location/<u>Comments</u></b>	<b>Proposal</b>	<b>Issued</b>
TP/2018/0424 TPO 1363 5 Stratford Way Bricket Wood AL2 3PB	Fell remaining part of Hornbeam within rear garden and group G1. Top part of tree fell into garden earlier in year.  <b><u>Let SADC Officer decide</u></b>	04-Sep
TP/2018/0425 TPO 1656 2a North Riding Bricket Wood AL2 3LH	Reduce crowns of 2 Oaks T1 & T2 in front garden by 30%. Reason - To reduce crown size & allow more light to property. <b><u>Oaks are difficult to manage and can be permanently harmed</u></b> <b><u>- let SADC Officer decide</u></b>	04-Sep

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**Consultations**

<b>Subject</b>	<b>Organisation</b>	<b>Deadline for comment</b>
Draft Local Plan	St Albans City & District Council	17-Oct-18

**SSPC response agreed and to be submitted by deadline**

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**Appeal Decisions**

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**Tree Work Decisions**



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**Certificate of Lawfulness**

<b>Planning ref</b>	<b>Details</b>	<b>Decisions</b>
5/2018/2239	Certificate of Lawfulness (proposed) - Construction of a new roof at 21 Hunters Ride Bricket Wood Hertfordshire AL2 3NB	
5/2018/2311	Certificate of Lawfulness (existing) - Use of the property as B1 (offices) at Horseshoe Business Park Lye Lane Bricket Wood Hertfordshire AL2 3TA	
5/2018/1713	Certificate of Lawfulness (proposed) - Remove existing garage door and replace with brickwork and window at 22 Cuckmans Drive Chiswell Green AL2 3AX	Certificate of lawfulness approved
5/2018/2193	Certificate of Lawfulness (proposed) - Change of use of a garage to ancillary residential accommodation to the main dwelling at Pump Cottage School Lane AL2 3XU	Withdrawn
5/2018/2453	Certificate of Lawfulness (proposed) - Loft conversion with two dormer windows at 29 Hawfield Gardens Park Street St Albans Hertfordshire AL2 2PB	
5/2018/2031	Certificate of Lawfulness (proposed) - Single storey side/rear extension at 7 Magnolia Close Park Street AL2 2PP	Certificate of lawfulness approved
5/2018/2239	Certificate of Lawfulness (proposed) - Construction of a new roof at 21 Hunters Ride Bricket Wood AL2 3NB	Certificate of lawfulness approved
5/2018/1850	Certificate of Lawfulness (proposed) - Erection of a single storey side extension at The Lodge 1 The Laurels Lye Lane Bricket Wood AL2 3RR	Certificate of Lawfulness Approved
5/2018/1928	Certificate of Lawfulness (existing) - Change of use from C4 (houses of multiple occupation) back to C3 (dwelling house), extend the external drainage system at the rear of the property, install 2 new stack waste pipes, replace a window with a uPVC door to the side of the house, replace a uPVC french door with a standard uPVC window of the same width at the rear of the property, replace an existing door/window configuration with a triple uPVC door of the same width as the existing setup also at the rear of the property and remove 3 internal walls at 98 Oakwood Road Bricket Wood AL2 3QA	Withdrawn
5/2018/2353	Conversion of integral garage to habitable accommodation. Replacement of garage door with window at 30a Hazel Road Park Street AL2 2AJ	Certificate of lawfulness refused
5/2018/2163	Certificate of Lawfulness (proposed) - Loft extension including hip to gable, rear dormer and installation of three sky lights to front elevation at 38 West Riding Bricket Wood AL2 3QW	Certificate of lawfulness approved
5/2018/2514	Certificate of Lawfulness (proposed) - Front rooflights and rear dormer window at 28 Hamilton Close Bricket Wood Hertfordshire AL2 3NA	

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**Prior Notifications**

<b>Planning Ref</b>	<b>Details</b>
5/2018/2424	Prior Notification - Single storey rear extension 3.50m in height x 3.50m in depth with 2.50m height to eaves at 30 Hunters Ride Bricket Wood Hertfordshire AL2 3LP
5/2018/2450	PriorNotification - Single storey rear extension 6m in depth x 3.020m in height x 2.5m in height to the eaves at 38 West Riding Bricket Wood Hertfordshire AL2 3QW

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### Decisions

Planning ref	Details	Current Status
5/2018/1362	Nine supported housing units comprising two, two bedroom detached bungalows, four, one bedroom semi-detached bungalows and three, one bedroom flats, associated staff facilities, parking and landscaping following demolition of existing buildings at Queen Elizabeth The Queen Mother Centre Station Road Bricket Wood AL2 3PJ	Withdrawn
5/2018/1476	Two storey rear extension at 19 Old Orchard Park Street AL2 2QB	DC3 Conditional Permission
5/2018/1779	Two storey front and first floor front extensions, raising and replacement of roof with dormer window and rooflights to create habitable loft accommodation, front canopy, alterations to openings and block paving of front area for car parking at 16 Maplefield Park Street AL2 2BG	DC3 Conditional Permission
5/2018/1883	Certificate of Lawfulness (proposed) - L-shaped rear dormer extension at 212 Watling Street Park Street AL2 2PA	Invalid Application
5/2018/1941	Prior Notification - Single storey rear extension 3.15m in height x 4.0m in depth with 3.0m height to eaves at 32 Hunters Ride Bricket Wood AL2 3LP	NCS Prior approval not required
5/2018/1687	Dropped kerb at 49 Mount Pleasant Lane Bricket Wood AL2 3UX	DC3 Conditional Permission
5/2018/1769	Single storey front and side extension to accommodate new garage, conversion of existing garage to create habitable space with alterations to roof, rooflights and alterations to openings at 6 Forge End Chiswell Green AL2 3EQ	DC3 Conditional Permission
5/2018/2026	Prior Notification - Single storey rear extension 2.9m in height x 3.065m in depth with 2.9m height to eaves at 124 Mount Pleasant Lane Bricket Wood AL2 3XD	NCS Prior approval required and refused
5/2018/1741	Single storey side and rear extension with roof lantern and rooflights, removal of chimney and alterations to openings following demolition of existing garage at 42 Burston Drive Park Street AL2 2HP	DC3 Conditional Permission
5/2018/1875	Two storey side and rear extension with front and rear dormer windows and front and side rooflights, rooflight to existing rear extension and alterations to openings (resubmission following refusal of 5/2018/1000) at 7 Orchard Drive Park Street AL2 2HQ	DC3 Conditional Permission
5/2018/1899	Replacement windows and installation of new side windows at 12 Grovebury Gardens Park Street AL2 2QE	DC3 Conditional Permission
5/2018/1909	Demolition of existing single storey side garage and construction of single storey side extension and replacement conservatory at 57 Orchard Drive Park Street St Albans AL2 2QQ	DC3 Conditional Permission

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**Decisions**

<b>Planning ref</b>	<b>Details</b>	<b>Current Status</b>
5/2018/2120	Side and rear extensions, loft extension to facilitate one front and two rear dormer windows, four front and one rear rooflights, increase of ridge and eaves of an existing roof at 5 Woodside Road Bricket Wood AL2 3QL	Withdrawn
5/2018/1764	Single storey front porch extension with rendered finish at 34 Claremont AL2 3LS	DC3 Conditional Permission
5/2018/1765	Single storey front porch extension with rendered finish and render below bay window at 36 Claremont Bricket Wood AL2 3LS	DC3 Conditional Permission
5/2018/1940	Single storey rear extension following demolition of sunroom at 10 Burston Drive Park Street St Albans AL2 2HR	DC3 Conditional Permission
5/2018/1994	Listed Building consent - External lock to allow card reader access to barn conversion, replacement of fixtures and fittings in hotel bedrooms and bathrooms and painting of internal bedroom walls at Moor Mill Premier Inn Smug Oak Lane Bricket Wood Hertfordshire AL2 3PN	DC10 Listed Building Conditional Consent
5/2018/1662	First floor side, part single, part two storey rear extensions, garage conversion and alterations to openings at 113 Watford Road Chiswell Green AL2 3JY	DC3 Conditional Permission
5/2018/1709	First floor side extension following part demolition of existing single storey side extension (resubmission following refusal of 5/2018/0098) at Mons Cottage Oaks Path Garston WD25 9NA	DC3 Conditional Permission
5/2018/1783	Part two storey, part first floor side extension with rooflight, single storey front extension and alterations to openings at 7 Farringford Close Chiswell Green AL2 3HS	DC3 Conditional Permission
5/2018/1999	Single storey rear extension, front porch and conversion of garage at 31 Hammers Gate Chiswell Green AL2 3DZ	Invalid Application
5/2018/2168	Prior Notification - Single storey rear extension 6m in depth x 3.02m in height x and 2.75m in height to the eaves at 38 West Riding Bricket Wood AL2 3QW	Withdrawn
5/2018/1806	Single storey side and rear extension following removal of existing extension and conservatory at 157 Park Street Lane Park Street AL2 2AZ	DC3 Conditional Permission
5/2018/1796	Single storey rear extension and alterations to openings at 177 Watford Road Chiswell Green AL2 3HG	Invalid Application
5/2018/1852	Single storey side and rear extension with rooflights and alterations to rear opening at 1 Hampstead Close Bucknalls Drive Bricket Wood AL2 3US	DC3 Conditional Permission
5/2018/2019	Loft conversion with side and rear dormer windows and front rooflights at 56 Stanley Avenue Chiswell Green AL2 3AZ	DC3 Conditional Permission
5/2018/2169	Single storey side and rear extension following demolition of existing conservatory at 15 Carisbrooke Road Chiswell Green AL2 3HR	DC3 Conditional Permission

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**Decisions**

<b>Planning ref</b>	<b>Details</b>	<b>Current Status</b>
5/2018/2100	Gable roof extension and side dormer windows to increase first floor habitable accommodation at 92 Tippendell Lane Park Street St Albans AL2 2HD	DC3 Conditional Permission
5/2018/2082	Variation of Condition 2 (approved plans) - Changes to the proposed finishes of planning permission 5/2017/3552 dated 13/02/2016 for Replacement bungalow at 112 Watford Road Chiswell Green St Albans Hertfordshire AL2 3JZ	DC3 Conditional Permission