

**St Stephen Parish Council
Planning Committee 13 December 2018**

Planning List - November 18

The comments reproduced here were approved by the Planning Committee on 13 December 2018

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Planning Ref	Location	Proposal/Comments	Issued	Ward
5/2018/1324	Land to rear of Burston Garden Centre, North Orbital Road, Chiswell Green, St Albans	Demolition of all existing horticultural structures and redevelopment of the site to provide a new retirement community comprising a 64 bedroom care home, 125 assisted living bungalows and apartments, a community clubhouse together with associated access <u>No Objection - Support for the proposal in the Neighbourhood Plan</u>	28/11/2018	Chiswell Green
5/2018/1839	100 Mount Pleasant Lane Bricket Wood Hertfordshire AL2 3XD	Demolition of existing bungalow and construction of two detached houses (resubmission following withdrawal of 5/2017/3158) <u>Objection - overdevelopment of plot</u>	30/11/2018	Bricket Wood
5/2018/2340	19 Mount Pleasant Lane Bricket Wood Hertfordshire AL2 3UX	Part single, part two storey rear extension - amended application previously appeared in September 2018 <u>Already given planning permission</u>	13-Nov	Bricket Wood
5/2018/2557	The Kestrels Care Home, The Kestrels, Bucknalls Drive, Hertfordshire, Bricket Wood	Single storey side extension and single storey front extension to create additional accommodation and communal spaces <u>Objection - noise disturbance, loss of trees, no capacity for increased traffic and parking, further impacting on local community. Concerns over Quality Care Commission Audit rating of inadequate for the Kestrels Care Home. Requirement for tree protection on remaining trees if work goes ahead.</u>	13-Nov	Bricket Wood
5/2018/2592	Thistle St Albans Watford Road St Albans Hertfordshire AL2 3DS	Single storey side extension to replace existing temporary banqueting marquee, rear single storey infill extension, relocation of main entrance with alterations to openings and new canopy, new opening to rear elevation, new bin store and alterations and extension to car park <u>No Objection</u>	16-Nov	Chiswell Green
5/2018/2663	5 Woodside Road Bricket Wood Hertfordshire AL2 3QL	Replacement bungalow (part retrospective) <u>No Comment</u>	21-Nov	Bricket Wood
5/2018/2666	Copsewood and A405 Junction North Orbital Road Chiswell Green St Albans Hertfordshire AL2 3TB	Variation of Conditions 4 (finished appearance) and 25 (approved plans) to allow changes to the roof, floor plans and facade of planning permission 5/2015/0722 dated 22/08/2016 for Hotel with 150 bedrooms, conference and function centre, associated car parking, realignment of roundabout and retention of bungalow (amendments to 5/2012/2055 dated 27/09/2013 and 5/2013/3450 dated 21/03/2014) <u>No Comment</u>	13-Nov	Bricket Wood

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5/2018/2737	Whytecote, North Orbital Road, Chiswell Green, Hertfordshire St Albans AL2 2AA	Discharge of Condition 3 (sample of materials) of planning permission 5/2017/2510 dated 27/10/2017 for Construction of two semi-detached dwellings landscaping following demolition of existing dwelling - <u>No Comment</u>	13-Nov	Chiswell Green
5/2018/2766	26 School Lane Bricket Wood Hertfordshire AL2 3XT	Two storey side extension with front and side gables following demolition of existing side projection, new front porch, insertion of rooflights (part retrospective) - <u>No Objection</u>	15-Nov	Bricket Wood
5/2018/2785	Kingsley Green, Harper Lane Shenley, Hertfordshire Radlett WD7 9HQ	Non Material Amendment - Felling and replacement of trees of planning permission 5/2015/0990 dated 26/05/2017 for Comprehensive redevelopment including demolition and removal of existing buildings, structures and hardstanding and erection of 206 dwellings (22x 1 bed flats, 46x 2 bed flats, 16x 2 bed houses, 51x 3 bed houses, 52x 4 bed houses and 19x 5 bed houses) with associated internal access roads, amenity areas, car parking and landscaping and engineering works to form access via a new roundabout to Harper Lane together with associated drainage and services - <u>No Comment</u>	13-Nov	Colney Street
5/2018/2787	Whytecote, North Orbital Road, Chiswell Green, Hertfordshire St Albans AL2 2AA	Discharge of Condition 3 (sample of materials) of planning permission 5/2017/2516 dated 23/11/2017 for Construction of two detached bungalows with associated landscaping, new access and vehicle crossover - <u>No Comment</u>	13-Nov	Chiswell Green
5/2018/2802	Building Research Establishment, Bucknalls Lane, Watford, Hertfordshire WD25 9XX	Discharge of Conditions 22 (site investigations) and 23 (remediation strategy) of planning permission 5/2017/1550 dated 13/04/2018 for Demolition of existing buildings and construction of 100 dwellings with associated access from The Kestrels, landscaping, parking and infrastructure - <u>No Comment</u>	13-Nov	Bricket Wood
5/2018/2803	Harperbury Hospital Harper Lane Shenley Hertfordshire Radlett WD7 9HQ	Discharge of Condition 5 (samples of materials) of planning permission 5/2015/0990 dated 26/05/2017 for Comprehensive redevelopment including demolition and removal of existing buildings, structures and hardstanding and erection of 206 dwellings (22x 1 bed flats, 46x 2 bed flats, 16x 2 bed houses, 51x 3 bed houses, 52x 4 bed houses and 19x 5 bed houses) with associated internal access roads, amenity areas, car parking and landscaping and engineering works to form access via a new roundabout to Harper Lane together with associated drainage and services - <u>No Comment</u>	13-Nov	Colney Street

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5/2018/2822	12 North Riding Bricket Wood Hertfordshire AL2 3LH	Front, side and rear extensions following demolition of existing porch and rear extension, raising and alterations to roof to crown roof form with front dormer, rooflights to the side, gable and juliet balcony to the rear - <u>No Objection - however, concern over loss of privacy over neighbouring properties from Juliet balcony</u>	21-Nov	Bricket Wood
5/2018/2841	7 Mount Drive Park Street St Albans Hertfordshire AL2 2NP	Raising of ridge height and loft conversion to create habitable roof space with side rooflights and dormer window - <u>No Objection</u>	21-Nov	Park Street
5/2018/2869	6a Chiswell Green Lane St Albans Hertfordshire AL2 3AH	Single storey front and rear extensions with habitable roofspace to extend the existing first floor, partial garage conversion, additional rooflights and alterations to openings - <u>No Objections</u>	13-Nov	Chiswell Green
5/2018/2885	85 Park Street Lane Park Street St Albans Hertfordshire AL2 2JA	Single storey rear extension, front porch and alterations to openings <u>Already given planning permission</u>	13-Nov	Park Street
5/2018/2900	Hanrox Meadow, Blunts Lane, Potters Crouch, St Albans AL2 3NJ	Front, side and rear dormer windows and replacement windows <u>Objection - original permission granted for stable - not residential. Inappropriate development in the greenbelt without special circumstances</u>	26-Nov	Chiswell Green
5/2018/2906	30A Hazel Road Park Street St Albans Hertfordshire AL2 2AJ	Garage conversion - <u>No Objection</u>	13-Nov	Park Street
5/2018/2923	383 Watford Road Chiswell Green St Albans Hertfordshire AL2 3DF	Single storey rear extension and removal of chimney - <u>No Objection</u>	13-Nov	Chiswell Green
5/2018/2937	70 Oakwood Road Bricket Wood Hertfordshire AL2 3QA	Demolition of conservatory, two storey rear extension, side infill with two roof lights - <u>No Objection</u>	13-Nov	Bricket Wood
5/2018/2962	47 Bucknalls Drive Bricket Wood Hertfordshire AL2 3XJ	Front extension to garage and partial conversion to granny annexe with side dormer windows, rear juliette balcony and alterations to openings <u>- No Objection - however, concern over loss of privacy over neighbouring properties from Juliet balcony</u>	16-Nov	Bricket Wood
5/2018/2973	120 Tippendell Lane Park Street St Albans Hertfordshire AL2 2HE	Demolition of garage and erection of a single storey side and rear extension - <u>No Objection</u>	19-Nov	Park Street
5/2018/3012	Far End Oaks Path Garston Hertfordshire Watford WD25 9NA	Construction of triple garage - <u>No Objection however, concern that this is surrounded by Green Belt and may be visible from the footpath</u>	30/11/2018	Bricket Wood
5/2018/3029	10 Hawfield Gardens Park Street St Albans Hertfordshire AL2 2PD	Alteration of external elevations at first floor level (retrospective) <u>- No Objection</u>	30/11/2018	Park Street

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Appeal Notifications

Planning Number	Address	Deadline
5/17/3051 -	25 Laburnum Grove, Chiswell Green, St Albans	17-Dec-18

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Tree Work Applications

Planning Ref/Location/Comments	Proposal
TP/2018/0627 TPO 1353	W3 - Removal of trees to enable cycle way and footpath improvement. Building Research Establishment Bucknalls Lane Garston Hertfordshire WD25 9XX
	<u>- Objection- plenty of room to re site cycle track without need to fell healthy trees</u>

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Consultations

Subject	Organisation	Deadline for comment
Radlett Neighbourhood Plan https://hertsmere-consult.objective.co.uk/portal/pp/radlett_plan/radlettreg16	Aldenham Parish Council	24-Dec-18
A414 Corridor Strategy Consultation www.hertfordshire.gov.uk/consultations	Hertfordshire County Council	25/02/2019

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Appeal Decisions

Tree Work Decisions

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Certificate of Lawfulness

Planning ref	Details	Decisions
5/2018/2750	Certificate of Lawfulness (proposed)- Single storey rear extension at 30 Hunters Ride Bricket Wood Hertfordshire AL2 3LP	Proposed
5/2018/2859	Certificate of Lawfulness (proposed) - Loft conversion with two dormer windows and two rooflights at 29 Hawfield Gardens Park Street St Albans Hertfordshire AL2 2PB	Proposed
5/2018/2884	Certificate of Lawfulness (proposed)- Garden building at 85 Park Street Lane Park Street St Albans Hertfordshire AL2 2JA	Proposed
5/2018/2881	Certificate of Lawfulness (proposed) - Replacement mobile home at 45 Frogmore Home Park St Albans Hertfordshire AL2 2LN	Proposed
5/2018/2677	Certificate of Lawfulness (existing) - Relocation of mobile home from behind a barn and farmhouse to in front of stables at equestrian centre at Little Munden Farm Munden Watford Hertfordshire WD25 8PY	
5/2018/2980	Certificate of Lawfulness (proposed) - Loft conversion including rear dormer at 35 Jenkins Avenue Bricket Wood Hertfordshire AL2 3SA	Proposed

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Prior Notifications

Planning Ref	Details
5/2018/2843	Prior Approval - Demolition of ancillary staff sports facility building at Sports Centre Drop Lane Bricket Wood Hertfordshire

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Decisions

Planning ref	Details	Decision
5/2018/2145	New access onto Harper Lane at Land to the North of Harper Lane Shenley Radlett Hertfordshire	DC4 Refusal
5/2018/2514	Certificate of Lawfulness (proposed) - Front rooflights and rear dormer window at 28 Hamilton Close Bricket Wood Hertfordshire AL2 3NA	Certificate of Lawfulness Approved
5/2018/2660	Erection of one, bedroom and one, two bedroom maisonette building and alterations to vehicle crossovers at 46 Ringway Road Park Street St Albans Hertfordshire AL2 2RD	Invalid application
5/2018/0744	Single storey side extension to replace existing temporary banqueting marquee, rear single storey infill extension, relocation of main entrance with alterations to openings and new canopy, new opening to rear elevation, new bin store and alterations to parking (resubmission following withdrawal of 5/2017/2020) at Thistle St Albans Watford Road St Albans Hertfordshire AL2 3DS	Withdrawn
5/2018/1758	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 at 2 Branch Road Park Street St Albans Hertfordshire AL2 2LU	DC3 Conditional Permission
5/2018/2403	Insertion of windows into first floor side elevation at 6a Handley Page Way Old Parkbury Lane Colney Street Hertfordshire St Albans AL2 2DQ	DC3 Conditional Permission
5/2018/2554	Garage conversion (resubmission following invalid application 5/2018/2554) at 7 Wood End Park Street St Albans Hertfordshire AL2 2RU	DC3 Conditional Permission

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Decisions

Planning ref	Details	Decision
5/2018/2690	Part Discharge of Condition 30 (ecological management plan) of planning permission 5/2014/3250 allowed on appeal dated 30/06/2016 for Outline planning application for the redevelopment of the site to provide up to 129 new building dwellings and garaging (Class C3) with access via Smug Oak Lane following demolition of existing buildings. Refurbishment and extension including new roof structure of the Old Lodge to provide a single dwelling and refurbishment and extension of Hansted House to provide 8 dwellings and garaging (Class C3) with access via Smug Oak Lane (total number of dwellings 138) All matters reserved except for access at Former HSBC Training Centre Smug Oak Lane Bricket Wood Hertfordshire AL2 3UE	Discharge of Condition - Partial
5/2018/2703	Discharge of Conditions 4 (hard and soft landscape works) and 5 (location of trees) to planning permission 5/2018/1759 dated 28/09/2018 for Proposed vehicle crossover at 21 Radlett Road Frogmore St Albans Hertfordshire AL2 2JX	Discharge of Condition - Approved
5/2018/2034	Discharge of Conditions 3 (sample of materials), 7 (landscape design proposals) 9 (access - gradient), 10 (parking provision), 11 (vehicle area materials), 13 (details of floor levels) and 14 (obscure glazing & non-opening (b)) of planning permission 5/2018/0025 dated 06/04/2018 for Demolition of extension and alterations to existing property and construction of new three bed detached dwelling, new vehicle crossover and associated landscaping at 15 Tennyson Road Chiswell Green Hertfordshire AL2 3HX	Discharge of Condition - Approved
5/2018/2318	Erection of boundary wall and fencing with access gate (part retrospective) at 112 Watford Road Chiswell Green St Albans Hertfordshire AL2 3JZ	DC3 Conditional Permission
5/2018/2415	Discharge of Conditions 5 (method statement approved) and 6 (hard and soft landscaping) of planning permission 5/2017/3083 dated 12/01/2018 for Two storey rear extension, new porch, new crossover and driveways with associated landscaping, insertion of windows and alterations to openings following demolition of existing outbuildings. at 1 & 2 School Lane Bricket Wood Hertfordshire AL2 3XU	Discharge of Condition - Approved
5/2018/2456	Part single, part two storey rear extensions with rooflights, alterations to openings, rendering to elevations at 28 Cuckmans Drive Chiswell Green Hertfordshire AL2 3AX	DC3 Conditional Permission

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Planning ref	Details	Decision
5/2018/2551	Garage conversion with maintained flat roof and rear extension to garage, front porch extension, alterations to openings and increased hardstanding to front (amendment to planning permission 5/2018/0442 dated 17/05/2018) at 28 Farringford Close Chiswell Green St Albans Hertfordshire AL2 3HS	DC3 Conditional Permission
5/2018/2586	Two storey side and part single, part two storey rear extension, garage conversion, front pitched roof and canopy, loft conversion with rear dormer windows and front and side rooflights, replacement render and demolition of chimney at 25 Tippendell Lane Chiswell Green St Albans Hertfordshire AL2 3 HW	DC3 Conditional Permission
5/2018/2737	Discharge of Condition 3 (sample of materials) of planning permission 5/2017/2510 dated 27/10/2017 for Construction of two semi-detached dwellings with associated landscaping following demolition of existing dwelling at Whytecote North Orbital Road Chiswell Green Hertfordshire St Albans AL2 2AA	Discharge of Condition - Partial
5/2018/2787	Discharge of Condition 3 (sample of materials) of planning permission 5/2017/2516 dated 23/11/2017 for Construction of two detached bungalows with associated landscaping, new access and vehicle crossover at Whytecote North Orbital Road Chiswell Green Hertfordshire St Albans AL2 2AA	Discharge of Condition - Approved
5/2018/2608	Discharge of Condition 23 (written scheme of investigation) to planning permission 5/2015/0990 dated 26/05/2017 for Comprehensive redevelopment including demolition and removal of existing buildings, structures and hardstanding and erection of 206 dwellings (22x 1 bed flats, 46x 2 bed flats, 16x 2 bed houses, 51x 3 bed houses, 52x 4 bed houses and 19x 5 bed houses) with associated internal access roads, amenity areas, car parking and landscaping and engineering works to form access via a new roundabout to Harper Lane together with associated drainage and services at Land at Harperbury Hospital Harper Lane Shenley Hertfordshire Radlett	Discharge of Condition - Approved
5/2018/2649	Certificate of Lawfulness (proposed) - The addition of a dormer roof conversion at 212 Watling Street Park Street St Albans Hertfordshire AL2 2PA	Certificate of Lawfulness Refused
5/2018/2750	Certificate of Lawfulness (proposed)- Single storey rear extension at 30 Hunters Ride Bricket Wood Hertfordshire AL2 3LP	Certificate of Lawfulness Approved
5/2018/2859	Certificate of Lawfulness (proposed) - Loft conversion with two dormer windows and two rooflights at 29 Hawfield Gardens Park Street St Albans Hertfordshire AL2 2PB	Certificate of Lawfulness Approved

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Planning ref	Details	Decision
5/2018/2402	Change of use of land to community garden with office and ancillary accommodation for landscape and garden design business, educational purposes and occasional public events. New access, associated landscaping and parking and installation of solar panels. Use of paddock as temporary car park for public events with associated access. Use of temporary access off Featherbed Lane during construction works at Land opposite Serge Hill Cottages Sergehill Lane Bedmond Hertfordshire Abbots Langley	DC4 Refusal
5/2018/2499	Advertisement consent - Display of two non illuminated roof signs and two internally illuminated roof signs at Starbucks North Orbital Road Chiswell Green Hertfordshire St Albans AL2 2AB	AC2 Advert consent - standard conditions
5/2018/2510	Single storey front and rear extensions, garage conversion and raising of roof with addition of front and rear dormer windows to create habitable roof space at 19 Woodside Road Bricket Wood Hertfordshire AL2 3QL	DC3 Conditional Permission
5/2018/2601	Certificate of Lawfulness (proposed) - To convert the existing tea room / offices to a B1 office use, as a flexible use at Tea Rooms/Office The Gardens Of The Rose Chiswell Green Lane St Albans Hertfordshire AL2 3NR	Certificate of Lawfulness Refused