

**St Stephen Parish Council
Planning Committee 21 February 2019**

Planning List - January 19

The comments reproduced here were approved by the Planning Committee on above date

Planning Ref	Location	Proposal/Comments	Issued	Ward
5/2018/3376	35 Orchard Drive Park Street St Albans Hertfordshire AL2 2QQ	Demolition of existing bungalow and construction of two four bedroomed houses with associated amenity space and parking <u>- Objection. Gross over development of the site, loss of privacy and light for adjoining properties. It is detrimental to the character of the area and the dwellings are not in keeping with the street scene. Poor amenity standards and a lack of adequate off street parking.</u>	22/01/2019	Park Street
5/2019/0004	51 Orchard Drive Park Street St Albans Hertfordshire AL2 2QQ	Single storey front and rear and part single, part two storey side extensions, rooflights and alterations to openings following the demolition of garage and rear addition <u>- no objection</u>	23-Jan	Park Street
5/2019/0033	38 Orchard Drive Park Street St Albans Hertfordshire AL2 2Qg	Single storey rear extension with rooflights and flue following removal of existing conservatory, alteration to side opening, new garden room <u>- no objection</u>	23-Jan	Park Street
5/2019/0223	Land Between 2 And 16 Radlett Road Frogmore St Albans	Construction of three, three bedroom terraced houses with associated parking and landscaping, alterations to existing access from highway <u>- no objection</u>	14-Feb	Park Street
5/2019/0008	61 Claremont Bricket Wood Hertfordshire AL2 3LT	Single storey front extension and single storey rear extension with rooflight <u>- no objection</u>	23/01/2019	Bricket Wood
5/2019/0084	35 Jenkins Avenue Bricket Wood Hertfordshire AL2 3Sa	Loft conversion with rear dormer window <u>- no objection</u>	14-Feb	Bricket Wood
5/2018/3362	52 Bucknalls Drive Bricket Wood Hertfordshire AL2 3XL	Alterations and raising of roof to provide extended first floor accommodation with rear balcony and rooflights, single storey side/rear extension with rooflight, wooden pergolas to front and rear, new chimney stack following removal of existing, new cladding and render to external surfaces, alterations to openings <u>- Objection - over development of plot. If development goes ahead Council would like to raise concerns about the effectiveness of drainage system bearing in mind current problems</u>	23-Jan	Bricket Wood

St Stephen Parish Council
Planning Committee 21 February 2019

Planning List - January 19

The comments reproduced here were approved by the Planning Committee on above date

Planning Ref	Location	Proposal/Comments	Issued	Ward
5/2019/0019	46 Bucknalls Drive Bricket Wood Hertfordshire AL2 3XI	Single storey side/ rear extension with rooflights following the demolition of detached garage - <u>no objection</u>	01-Feb	Bricket Wood
5/2018/3163	77 How Wood Park Street St Albans Hertfordshire AL2 2RW	Part single, part two storey rear, two storey side and single storey front extension and installation of rooflights (part retrospective) - <u>no objection, however, applicant should reinstate damaged grass verges</u>	23-Jan	Park Street
5/2018/3352	10 Acers Park Street St Albans Hertfordshire AL2 2BJ	Part first floor, part two storey front and part single, part first floor rear extensions - <u>no objection</u>	23-Jan	Park Street
5/2019/0136	34 Cuckmans Drive Chiswell Green St Albans AL2 3Ax	Part single, part two storey rear, two storey side extensions and loft conversion with rear dormer window - <u>no objection, although bathroom windows should have obscured glass</u>	06-Feb	Chiswell Green
5/2019/0013	Land At Harperbury Hospital Harper Lane Shenley Hertfordshire Radlett WD7 9HH	Discharge of Condition 44 (cycle parking spaces) and 45 (screened refuse facility) of planning permission 5/2015/0990 dated 26/05/17 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 - <u>no comment</u>	23-Jan	Park Street
5/2019/0020	Proposed Rail Freight Public Open Space And Community Forest sites North Orbital Road Chiswell Green St Albans, Hertfordshire	Discharge of Condition 17.2 (No development to commence until drainage provision provided for areas 3 - 8) to planning permission 5/2009/0708 dated 21/07/2009 for Proposed Rail Freight Interchange, Public Open Space & Community Forest Sites, North Orbital Road, St Albans - <u>no comment</u>	23-Jan	Park Street
5/2018/3354	Land Adjacent To 46 Ringway Road Park Street St Albans Hertfordshire AL2 2Rd	Variation of Condition 2 (approved plans) to move the approved dwelling 650mm back into the site to planning permission 5/2017/1821 dated 08/09/2017 for Erection of two, two bedroom maisonette building and alterations to vehicle crossovers - <u>no comment</u>	01-Feb	Chiswell Green
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 park - <u>no comment</u>	01-Feb	Chiswell Green

St Stephen Parish Council
Planning Committee 21 February 2019

Planning List - January 19

The comments reproduced here were approved by the Planning Committee on above date

Planning Ref	Location	Proposal/Comments	Issued	Ward
5/2019/0118	Building 4 Building Research Establishment Bucknalls Lane Garston	Variation of Condition 2 (approved plans) to incorporate changes to the GIA area and volume, facade, openings, staircase of planning permission 5/2018/2117 dated 29/10/2018 for Demolition of existing building and construction of replacement (Class B1)(b) - <u>no comment</u>	01-Feb	Bricket Wood
5/2018/3340	1 Rowan Close Bricket Wood Hertford	Variation of Condition 2 (approved plans) to increase depth of first floor rear extension, reduce size of first floor side extension and erection of front canopy to planning permission 5/2016/1337 dated 11/07/2016 dated Part single, part two storey side and rear extensions and single storey front extension following demolition of existing garage - <u>no comment</u>	05-Feb	Bricket Wood
5/2019/0120	32 Seaman Close Park Street St Albans AL2 2NX	Non Material Amendment - Increase of roof overhang to rear elevation of approved extension of planning permission 5/2018/2738 dated 30/11/2018 for Single storey rear extension with rooflight - <u>no comment</u>	05-Feb	Park Street
5/2019/0104	68 Oakwood Road at 68 Oakwood Road Bricket Wood Hertfordshire AL2 3QA	Discharge of Conditions 3 (samples of materials), 5 (tree protection method), 13 (contamination) and 19 (sprinkler system) of planning permission 5/2018/1566 dated 26/10/2018 for Creation of one, four bedroom chalet bungalow with associated garage, parking, landscaping and additional hardstanding - <u>no comment</u>	05/02/2019	Bricket Wood
5/2019/0118	Building 4 Building Research Establishment Bucknalls Lane Garston Hertfordshire	Variation of Condition 2 (approved plans) to incorporate changes to the GIA area and volume, facade, openings, staircase of planning permission 5/2018/2117 dated 29/10/2018 for Demolition of existing building and construction of replacement (Class B1)(b) research and development building - <u>no comment</u>	05-Feb	Bricket Wood
5/2018/3340	1 Rowan Close Bricket Wood Hertfordshire AL2 3XP	Variation of Condition 2 (approved plans) to increase depth of first floor rear extension, reduce size of first floor side extension and erection of front canopy to planning permission 5/2016/1337 dated 11/07/2016 dated Part single, part two storey side and rear extensions and single storey front extension following demolition of existing garage - <u>no comment</u>	14-Feb	Park Street
5/2019/0161	100 Mount Pleasant Lane Bricket Wood Hertfordshire AL2 3XD	Discharge of Conditions 3 (samples of materials), 5 (access and parking arrangements), 8 (construction traffic management statement), 13 (hard and soft landscape details) and 16 (fire hydrant provision) of planning permission 5/2018/1839 dated 27/12/2018 for Demolition of existing bungalow and construction of two detached houses (resubmission following withdrawal of 5/2017/3158) - <u>no comment</u>	14-Feb	Bricket Wood

**St Stephen Parish Council
Planning Committee 21 February 2019**

Planning List - January 19

Planning Number	Address	Deadline
-----------------	---------	----------

**St Stephen Parish Council
Planning Committee 21 February 2019**

Planning List - January 19

Planning Ref/Location/Comments	Proposal
School House Branch Road Park Street St Albans Hertfordshire AL2 2LX	Fell Cherry tree in rear garden & replace with a fruit tree. <u>- unclear about reason for this and concerned about loss of substantial tree</u>

**St Stephen Parish Council
Planning Committee 21 February 2019**

Planning List - January 19

<u>Subject</u>	<u>Organisation</u>	<u>Deadline for comment</u>
A414 Corridor Strategy Consultation	HCC	25-Feb-19

**St Stephen Parish Council
Planning Committee 21 February 2019**

Planning List - January 19

**St Stephen Parish Council
Planning Committee 21 February 2019**

Planning List - January 19

St Stephen Parish Council
Planning Committee 21 February 2019

Planning List - January 19

Planning ref	Details	Decisions
	Certificate of Lawfulness (proposed) - Single storey rear extension and loft conversion into habitable rooms including rear dormer window at 103 How Wood Park Street St Albans Hertfordshire AL2 2RZ	Proposed
5/2019/0007	Certificate of Lawfulness (proposed) - Loft conversion, dormer extension with roof windows at 6 Spooners Drive Park Street St Albans Hertfordshire AL2 2HL	Proposed
5/2019/0231	Certificate of Lawfulness (proposed) - Four metre deep single storey rear extension at 1 Hawthorn Way St Albans Chiswell Green Hertfordshire AL2 3BE	Proposed

St Stephen Parish Council
Planning Committee 21 February 2019

Planning List - January 19

Planning Ref	Details
	Prior Notification - Installation of one, 20m Phase 5 street pole, with three antennas situated within the pole, two, 0.3m dishes, three, ground based equipment cabinets ancillary development thereto at Proposed telecommunications site opposite junction with Moor Mill Lane Radlett Road Frogmore Hertfordshire St Albans
5/2019/0244	Prior Notification - Single storey rear extension 8m in depth x 2.9m in height x 2.9m in height to the eaves at 34 Bucknalls Drive Bricket Wood Hertfordshire AL2 3XL
5/2019/0296	Prior Notification - Single storey rear extension 3.1m in height x 4.3m in depth with 3.08m height to eaves at 19 Brackendene Bricket Wood Hertfordshire AL2 3SX

St Stephen Parish Council
Planning Committee 21 February 2019

Planning List - January 19

Planning ref	Details	Decision
	Single storey front and rear extensions with habitable roofspace to extend the existing first floor, partial garage conversion, additional rooflights, sun pipes to roof, alterations to openings and rear patio alterations - AMENDED DESCRIPTION at 6a Chiswell Green Lane St Albans Hertfordshire AL2 3AH	DC3 Conditional Permission
5/2018/3198	Discharge of Condition 30 (ecological management plan) of 5/2014/3250 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 (resubmission following refusal of 5/2013/2119) at HSBC Training Centre Smug Oak Lane Bricket Wood Hertfordshire AL2 3UE	Discharge of Condition - Partial
5/2018/2557	Single storey side extension and single storey front extension to create additional accommodation and communal spaces at The Kestrels Care Home The Kestrels Bucknalls Drive Hertfordshire Bricket Wood	Withdrawn
5/2018/3092	Discharge of Conditions 3 (samples of materials), 6 (hard and soft landscape works) and 7 (soft landscape works) of planning permission 5/2017/1426 dated 22/08/2017 for Erection of two, three bedroom semi detached dwellings following demolition of existing dwelling at 7 Woodside Road Bricket Wood Hertfordshire AL2 3QL	Discharge of Condition - Approved
5/2018/3018	Single storey extension at 6 Mount Drive Park Street St Albans Hertfordshire AL2 2NY	DC3 Conditional Permission
5/2018/3251	Certificate of Lawfulness (proposed) - Single storey rear extension with rooflights at 36 Hunters Ride Bricket Wood Hertfordshire AL2 3LP	Certificate of Lawfulness Approved

**St Stephen Parish Council
Planning Committee 21 February 2019**

Planning List - January 19

Planning ref	Details	Decision
5/2018/3352	Part first floor, part two storey front and part single, part first floor rear extensions at 10 Acers Park Street St Albans Hertfordshire AL2 2BJ	Withdrawn
5/2018/2876	Raising of roof and conversion of loft with rear dormer window and removal of chimney at 1 Tennyson Road Chiswell Green St Albans Hertfordshire AL2 3HX	DC3 Conditional Permission
5/2018/3138	Single storey rear conservatory extension at 13 West Avenue Chiswell Green St Albans Hertfordshire AL2 3HA	DC3 Conditional Permission
5/2018/3173	Advertisement consent - Display of four internally illuminated roof signs (amendment to advertisement consent 5/2018/2499 dated 23/11/2018) at Starbucks North Orbital Road Chiswell Green Hertfordshire St Albans AL2 2AB	AC3 Advert - Conditional Permission
5/2018/3135	Front porch extension at Nos 27 and 29 Hunters Ride at 27 & 29 Hunters Ride Bricket Wood Hertfordshire AL2 3NB	DC3 Conditional Permission
5/2018/3312	Certificate of Lawfulness (proposed) - Loft conversion with rear dormer projection and internal & external alterations at 61 Claremont Bricket Wood Hertfordshire AL2 3LT	Certificate of Lawfulness Approved
5/2018/3360	Certificate of Lawfulness (proposed) - Single storey rear extension and loft conversion into habitable rooms including rear dormer window at 103 How Wood Park Street St Albans Hertfordshire AL2 2RZ	Certificate of Lawfulness Approved
5/2018/3122	Single storey front, side and rear extension and extension to roof at 29 Hammers Gate Chiswell Green St Albans Hertfordshire AL2 3DZ	DC3 Conditional Permission
5/2018/3268	Garage conversion to habitable accommodation with new bay window and alteration to front first floor window at 5 Oakwood Road Bricket Wood Hertfordshire AL2 3PT	DC3 Conditional Permission

**St Stephen Parish Council
Planning Committee 21 February 2019**

Planning List - January 19

Planning ref	Details	Decision
5/2018/2118	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 30/06/2016, for 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	DC3 Conditional Permission
5/2018/2617	Construction of a natural gas powered standby electricity generation unit with an export capacity of up to 4MW at Electricity Sub Station Old Parkbury Lane Colney Street Hertfordshire St Albans	DC3 Conditional Permission
5/2018/3338	Certificate of Lawfulness (proposed) - Loft conversion with a rear dormer at 22 Birchwood Way Park Street St Albans Hertfordshire AL2 2SG	Certificate of Lawfulness Approved
5/2019/0120	Non Material Amendment - Increase of roof overhang to rear elevation of approved extension of planning permission 5/2018/2738 dated 30/11/2018 for Single storey rear extension with rooflight at 32 Seaman Close Park Street St Albans Hertfordshire AL2 2NX	Non Material Amendment Refuse
5/2019/0067	Prior Notification - Single storey rear extension 3.92m in height x 6m in depth and 2.4m in height to the eaves at 6 Spooners Drive Park Street Hertfordshire AL2 2HL	NCS Prior approval required and refused