

St Stephen Parish Council - Planning List March / April 2019  
Planning Committee 25 April 2019

Planning Applications

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

Planning Ref	Location	Proposal/Comments	Issued	Ward
5/2018/3389	Noke Lane Business Centre Noke Lane St Albans AL2 3NX	Side extension to commercial building with mezzanine floor (amended application form regarding existing use) - <b><u>No Objection</u></b>	21/03/2019	Chiswell Green
5/20190428	71 Chiswell Green Lane St Albans Hertfordshire AL2 3AL	Demolition of side extension and construction of attached dwelling <b><u>- No Objection</u></b>	10/04/2019	Chiswell Green
5/2019/0477	Land R/O 18-22 Bucknalls Drive Bricket Wood Hertfordshire	Construction of two, three bed dwellings with associated parking and landscaping. <b><u>Objection: lack of amenity space</u></b>	01-Apr	Bricket Wood
5/2019/0922	Hanstead Park Smug Oak Lane Bricket Wood Hertfordshire AL2 3UE	Notice of an application to modify a planning obligation- Variation to affordable housing and open space clauses of Unilateral Undertaking dated 15/03/2016 relating to 5/2014/3250 at Hanstead Park Smug Oak Lane Bricket Wood <b><u>- No Comment</u></b>	15/04/2019	Bricket Wood
5/2019/0729	Tudor Lodge Verdure Close Bricket Wood Hertfordshire WD25 9NJ	Front porch, first floor side and two storey rear extension. <b><u>Objection: further extension to already extended property in the Green Belt with no special circumstance sited. Visible from the footpath.</u></b>	15/04/2019	Bricket Wood
5/2019/0383	105 Old Watford Road Bricket Wood Hertfordshire AL2 3UN	Extending existing lower ground floor below existing footprint incorporating two rear lightwells, single storey lower ground floor front extension, converting the existing garage, front balcony, alterations to openings, ground works to alter site levels, new retaining boundary wall and internal alterations. <b><u>Objections to the front facing balcony and fears that the construction may disturb the structure of neighbouring property</u></b>	16/04/2019	Bricket Wood
5/2019/0520	Woodbury Manor Lye Lane Bricket Wood Hertfordshire AL2 3TW	Construction of three, three bedroom dwellings (resubmission following withdrawal of 5/2018/2171) <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. Concerned about the loss of tree cover at this location and the possible disruption to the public footpath adjacent to the driveway.</u></b>	18/04/2019	Bricket Wood
5/2019/0558	5 Corby Close Chiswell Green St Albans Hertfordshire AL2 3BB	Single storey front extension to garage with raising of flat roof, new rooflight and alterations to openings to create habitable accommodation <b><u>-no objections</u></b>	01-Apr	Chiswell Green
5/2019/0669	102 Watford Road Chiswell Green St Albans Hertfordshire AL2 3JZ	Single storey rear and side extensions with rooflights following removal of existing rear extension, repositioning of retaining wall in rear garden, new rooflight to front roof slope, alterations to opening <b><u>-no objections</u></b>	15/04/2019	Chiswell Green
5/2019/0508	70 Oakwood Road Bricket Wood Hertfordshire AL2 3Qa	Two storey side extension and side infill with rooflights following demolition of existing rear conservatory <b><u>-no objection</u></b>	21-Mar	Bricket Wood
5/2019/0485	4 The Kestrels Bucknalls Drive Bricket Wood Hertfordshire AL2 3Yb	Single storey side extension and single storey front extension to create additional accommodation and communal spaces (resubmission following withdrawal of 5/2018/2557) <b><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></b>	21/03/2019	Bricket Wood

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5/2019/0360	6a Handley Page Way Old Parkbury Lane Colney Street Hertfordshire St Albans AL2 2DQ	Creation of mezzanine at first floor to provide additional office space and insertion of windows into first floor side elevation. - <b><u>no objection</u></b>	01-Apr	Park Street
5/2018/3243	The Coach House 106a Harper Lane Shenley Hertfordshire Radlett WD7 9HL	Use of stables for the recycling of trees including sawmill and sales - <b><u>No Objection provided the sawmill does not run on weekends, after 5pm and that sound proof fencing is erected between neighbouring properties</u></b>	01/04/2019	Park Street
5/2019/0598	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 (resubmission following refusal of 5/2019/0004) <b><u>No Objection provided no materials to be stored on grass verge</u></b>	10/04/2019	Park Street
5/2019/0643	Land at Harperbury Hospital Harper Lane Shenley Hertfordshire Radlett WD7 9HQ	Screening Opinion - Construction of up to 250 residential dwellings with car parking, landscaping, infrastructure and access from Harper Lane - <b><u>already approved</u></b>	10-Apr	Park Street
5/2019/0816	112 Park Street Lane Park Street St Albans Hertfordshire AL2 2JG	Single storey front and side extension following removal of garage - <b><u>No Objection</u></b>	18-Apr	Park Street
5/2019/0436	1 & 2 School Lane Bricket Wood Hertfordshire AL2 3XU	Variation of Conditions 2 (approved plans) and 3 (external materials) to change approved timber windows to UPVC 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 - <b><u>Objection: UPVC windows do not accord with principle of conservation area here. Other properties in area have been required to install timber framed windows</u></b>	10-Apr	Bricket Wood
5/2019/0649	110 Park Street Lane Park Street St Albans Hertfordshire AL2 2JG	Discharge of Condition 7 (landscape work implementation) of planning permission 5/2018/2249 dated 10/10/2018 for 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 dated 13/07/2018) - <b><u>no comment</u></b>	15/04/2019	Park Street
5/2019/0700	Former HSBC Training Centre Smug Oak Lane Bricket Wood	Discharge of Condition 4 (external surfaces materials) of 5/2018/2118 dated 08/02/2019 for 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) - <b><u>no comment</u></b>	15/04/2019	Bricket Wood
5/2019/0743	Former HSBC Training Centre Smug Oak Lane Bricket Wood	Discharge of Condition 7 (floor levels) of 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 Hanstead 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 - <b><u>no comment</u></b>	15/04/2019	Bricket Wood
5/2019/0744	Former HSBC Training Centre Smug Oak Lane Bricket Wood	Discharge of Condition 2 (soft landscaping) of 5/2018/2118 dated 08/02/2019 for 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) - <b><u>no comment</u></b>	15/04/2019	Bricket Wood
5/2019/0745	Former HSBC Training Centre Smug Oak Lane Bricket Wood	Discharge of Condition 5 (access, turning and parking) of 5/2018/2118 dated 08/02/2019 for 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) - <b><u>no comment</u></b>	15/04/2019	Bricket Wood

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5/2019/0746	Former HSBC Training Centre Smug Oak Lane Bricket Wood	Discharge of Condition 8 (storage of refuse) of 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 Hanstead 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 <b>- no comment</b>	15/04/2019	Bricket Wood
5/2019/0747	Former HSBC Training Centre Smug Oak Lane Bricket Wood	Discharge of Condition 9 (scheme for external lighting) of 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 Hanstead 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 <b>- no comment</b>	15/04/2019	Bricket Wood
5/2019/0748	Former HSBC Training Centre Smug Oak Lane Bricket Wood	Discharge of Condition 10 (details of hard and soft landscaping) of 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 Hanstead 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 <b>- no comment</b>	15/04/2019	Bricket Wood
5/2019/0749	Former HSBC Training Centre Smug Oak Lane Bricket Wood	Discharge of Conditions 14 (written scheme of investigation) and 15 (archaeological management plan) of 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 Hanstead 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 <b>- no comment</b>	15/04/2019	Bricket Wood
5/2019/0750	Former HSBC Training Centre Smug Oak Lane Bricket Wood	Discharge of Condition 16 (watching brief) of 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 Hanstead 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 <b>- no comment</b>	15/04/2019	Bricket Wood
5/2019/0751	Former HSBC Training Centre Smug Oak Lane Bricket Wood	Discharge of Condition 17 (construction method statement) of 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 Hanstead 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 <b>- no comment</b>	15/04/2019	Bricket Wood

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5/2019/0752	Former HSBC Training Centre Smug Oak Lane Bricket Wood	Discharge of Condition 19 (highways works) of 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 Hanstead 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 <b>- no comment</b>	15/04/2019	Bricket Wood
5/2019/0753	Former HSBC Training Centre Smug Oak Lane Bricket Wood	Discharge of Conditions 24 (surface water drainage scheme), 25 (drainage strategy) and 26 (sewerage) of 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 Hanstead 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 <b>- no comment</b>	15/04/2019	Bricket Wood
5/2019/0754	Former HSBC Training Centre Smug Oak Lane Bricket Wood	Discharge of Condition 27 (site investigation) of 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 Hanstead 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 <b>- no comment</b>	15/04/2019	Bricket Wood
5/2019/0755	Former HSBC Training Centre Smug Oak Lane Bricket Wood	Discharge of Condition 29 (noise assesment) of 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 Hanstead 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 <b>- no comment</b>	15/04/2019	Bricket Wood
5/2019/0756	Former HSBC Training Centre Smug Oak Lane Bricket Wood	Discharge of Condition 3 (samples of materials) of 5/2018/2118 dated 08/02/2019 for 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) <b>- no comment</b>	15/04/2019	Bricket Wood
5/2019/0757	Former HSBC Training Centre Smug Oak Lane Bricket Wood	Discharge of Condition 6 (details of play area) of 5/2018/2118 dated 08/02/2019 for 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) <b>- no comment</b>	15/04/2019	Bricket Wood
5/2019/0758	Former HSBC Training Centre Smug Oak Lane Bricket Wood	Discharge of Condition 4 (access, turning and parking areas) of 5/2018/2385 dated 26/02/2019 for 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 5/2014/3250 allowed at 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 (a total of 138 dwellings) <b>- no comment</b>	15/04/2019	Bricket Wood

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**Appeal Notifications**

<b>Planning Number</b>	<b>Address</b>	<b>Deadline</b>
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**Tree Applications**

<u>Planning Ref/Location/Comments</u>	<u>Proposal</u>
TP/2019/0112 TPO 1683 15 Field View Rise, Bricket Wood AL2 3RT	Oak (T2 on Site Plan) - Crown reduce by 3m - 4m all around The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability. Estimated costs of repair to the building are ?45,000.00 if the influence of the tree(s) remain and ?5,000.00 if the proposed tree works are allowed to proceed. Granting permission will limit these costs. In the event of a refusal we, or our clients, will seek to secure compensation for the additional costs incurred through Section 202(e). Should the tree/s remain the total cost of repairs will be the Superstructural repairs + Alternative method of repairs = ?50,000.00 It is the expert opinion of both the case engineer and arboriculturalist that on the balance of probabilities the supporting information demonstrates the influence of the tree(s). Note: Further monitoring results may be submitted if these become available during the course of this application. <b><u>- no comment</u></b>
TP/2019/0113 TPO 1683 3 Short Lane, Bricket Wood, Hertfordshire AL2 3SE	Oak (T2 on Site Plan) - Crown reduce by 3m - 4m all around Oak (T3 on Site Plan, T1 on TPO1683) - Crown reduce by 3m - 4m all around The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability. Estimated costs of repair to the building are ?45,000.00 if the influence of the tree(s) remain and ?5,000.00 if the proposed tree works are allowed to proceed. Granting permission will limit these costs. In the event of a refusal we, or our clients, will seek to secure compensation for the additional costs incurred through Section 202(e). Should the tree/s remain the total cost of repairs will be the Superstructural repairs + Alternative method of repairs = ?50,000.00 It is the expert opinion of both the case engineer and arboriculturalist that on the balance of probabilities the supporting information demonstrates the influence of the tree(s). Note: Further monitoring results may be submitted if these become available during the course of this application. <b><u>- no comment</u></b>
TP/2019/0127 CA 1B frogmore St Albans AL2 2JS	1 x Laurel - Reduce height by approximately 50%. 1 x Ash - Reduce to 1.5m above railings. 1 x Sycamore - Cut back to boundary. 1 x Twisted Willow - Reduce by 50% 1 x Sycamore - Remove <b><u>no objection: however, work already completed</u></b>

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**Consultations**

<b>Subject</b>	<b>Organisation</b>	<b>Deadline for comment</b>
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**Appeal Decisions**



**Tree Decisions**

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**Certificate of Lawfulness**

<b>Planning ref</b>	<b>Details</b>	<b>Decisions</b>
5/2019/0769	Certificate of Lawfulness (existing) - Use as a workshop under Class B1(c)(light industrial) at Unit J Houndwood Farm Harper Lane Shenley Hertfordshire Radlett WD7 7HU	Application
5/2019/0778	Certificate of Lawfulness (existing) - Equestrian use at Houndwood Stables Houndwood Farm Harper Lane Hertfordshire Shenley Radlett WD7 7HU	Application

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**Prior Notifications**

<b>Planning Ref</b>	<b>Details</b>
5/2019/0655	Prior Notification - Single storey rear extension 4.3m in depth x 2.9m in height x 2.9m in height to the eaves at 19 Brackendene Bricket Wood Hertfordshire AL2 3SX

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**Decisions**

<b>Planning ref</b>	<b>Details</b>	<b>Decision</b>
5/2018/1324	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 and alterations to pedestrian/bridleway, landscaping, amenity space and car parking (amended plans and additional information) at Land to rear of Burston Garden Centre North Orbital Road Chiswell Green Hertfordshire St Albans	DC4 Refusal
5/2018/1889	Discharge of Conditions 15 (noise assessment), 16 (external lighting), of planning permission 5/2015/0990 dated 26/05/2017 for Comprehensive redevelopment including demolition and removal of existing buildings, structures and hard standing and erection of 206 dwellings 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 Harperbury Hospital Harper Lane Shenley Radlett Hertfordshire WD7 9HQ	Discharge of Conditions - Approval
5/2018/3340	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 at 1 Rowan Close Bricket Wood Hertfordshire AL2 3XP	DC3 Conditional Permission
5/2019/0033	Single storey rear extension with rooflights and flue following removal of existing conservatory, alteration to side opening, new garden room at 38 Orchard Drive Park Street St Albans Hertfordshire AL2 2QG	DC3 Conditional Permission
5/2018/3362	Alterations and raising of roof to provide extended first floor accommodation with rear juliette 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 and extension of rear patio space at 52 Bucknalls Drive Bricket Wood Hertfordshire AL2 3X	DC3 Conditional Permission
5/2019/0136	Part single, part two storey rear, two storey side extensions and loft conversion with rear dormer window at 34 Cuckmans Drive Chiswell Green St Albans Hertfordshire AL2 3AX	DC3 Conditional Permission
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	Withdrawn
5/2018/1920	Discharge of Conditions 36 (details of bollards) and 50 (surface water drainage) of planning permission 5/2015/0990 dated 26/05/2017 for Comprehensive redevelopment including demolition and removal of existing buildings, structures and hard standing and erection of 206 dwellings 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. ADDITIONAL INFORMATION at Harperbury Hospital Harper Lane Shenley Radlett Hertfordshire WD7 9H	Discharge of Conditions - Approved
5/2019/0312	Certificate of Lawfulness (proposed) - Construction of garden outbuilding at 1 Rose Cottages Station Road Bricket Wood Hertfordshire AL2 3PF	Approved
5/2019/0084	Loft conversion with rear dormer window at 35 Jenkins Avenue Bricket Wood Hertfordshire AL2 3SA	DC3 conditional Permission

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**Decisions**

<b>Planning ref</b>	<b>Details</b>	<b>Decision</b>
5/2019/0118	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 at Building 4 Building Research Establishment Bucknalls Lane Garston Hertfordshire	DC3 Conditional Permission
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	Approved
5/2019/0272	Retention of building 23 and yard for a temporary period of two years at Searches Farm Searches Lane Bedmond Hertfordshire St Albans WD5 0SB	Withdrawn
5/2019/0506	Prior Approval - Demolition of nine buildings including redundant training centre facilities and accommodation at HSBC Training Centre Drop Lane Bricket Wood Hertfordshire	Approved
5/2019/0253	Discharge of Conditions 3 (samples of materials), 5 (finished levels), 6 (fire hydrant provision), 8 (hard and soft landscape works) and 10 (safeguarding of natural features) of planning permission 5/2018/2337 dated 14/12/2018 for Construction of one, four bedroom detached dwelling at Land rear of 53 and 55 How Wood Park Street Hertfordshire St Albans	Approved
5/2019/0293	Construction of two attached flats with associated parking at 1 Station Terrace Park Street St Albans Hertfordshire AL2 2PY	Withdrawn
5/2019/0322	Side dormer window to replace rooflight at 56 The Crescent Bricket Wood Hertfordshire AL2 3NF	DC3 Conditional Permission
5/2019/0363	Certificate of Lawfulness (proposed) - Division of part of garage to storage room, creation of new window at 12 Magnolia Close Park Street St Albans Hertfordshire AL2 2PP	Withdrawn
5/2019/0462	Prior Notification - Single storey rear extension 5m x depth, 3.87m in height x 2.53m in height to the eaves at 18 Claremont Bricket Wood Hertfordshire AL2 3LS	NCS Prior approval required and given
5/2019/0082	Construction of one, three bedroom dwelling with associated landscaping and parking (resubmission following refusal of 5/2018/1862) at Land R/ O 6 Broad Acre Bricket Wood Hertfordshire	DC4 Refusal
5/2019/0273	Certificate of Lawfulness (proposed) - Single storey rear extension, rear dormer, front and side rooflights and alterations to the existing rear garage to form garden studio with alterations to existing ground floor openings at 83 Stanley Avenue Chiswell Green St Albans Hertfordshire AL2 3AQ	Refusal
5/2019/0302	Single storey rear extension with rooflight and addition of side openings following demolition of rear conservatory at 45 Old Watford Road Bricket Wood Hertfordshire AL2 3RU	DC3 Conditional Permission