

**St Stephen Parish Council - Planning List July 2019**  
**Planning Committee 25 July 2019**

**Planning Applications**

The comments reproduced here were approved by St Stephen Parish Council on the above date

<b>Planning Ref</b>	<b>Location</b>	<b>Proposal/Comments</b>	<b>Issued</b>	<b>Ward</b>
5/2019/1407	31 How Wood Park Street St Albans Herts AL2 2QY	Garage conversion into habitable room - <b><u>no objection</u></b>	02/07/2019	Park Street
5/2019/1389	27 Radlett Road Frogmore St Albans Hertfordshire AL2 2JX	Lowering of kerb to create vehicle access - <b><u>no objection</u></b>	02-Jul	Park Street
5/2019/1177	18 Acers Park Street St Albans Hertfordshire AI2 2BJ	Single storey rear extension with sky lantern and garage conversion to habitable accommodation including roof alterations - <b><u>no objection with the caveat that construction vehicles and materials not to be left on verge or obstructing footway.</u></b>	03-Jul	Park Street
5/2019/1526	52 Bucknalls Drive Bricket Wood Herts AL2 3XL	Two storey dwelling following demolition of existing dormer bungalow - <b><u>objection-over development</u></b>	02-Jul	Bricket Wood
5/2019/1529	6 Newlyn Close Bricket Wood Herts AL2 3UP	Single storey rear extension with rooflights, conversion of garage to habitable accommodation following removal of existing side projection, alterations to openings - <b><u>no objection</u></b>	02-Jul	Bricket Wood
5/2019/1488	59 Old Watford Road Bricket Wood Hertfordshire AI2 3RU1389	Ground floor side extension following demolition of garage, first floor front dormer window and insertion of rooflights - <b><u>no objection</u></b>	09-Jul	Bricket Wood
5/2019/1339	Pump Cottage School Lane Bricket Wood Hertfordshire AI2 3XU	Change of use of residential garage to ancillary residential accommodation including alteration openings - <b><u>no objection</u></b>	10/07/2019	Bricket Wood
5/2019/1667	45 Claremont Bricket Wood Hertfordshire AL2 3LT	Single storey front extension and single storey rear extension with rooflights, loft conversion with rear dormer window and rooflights - <b><u>no objection</u></b>	11/07/2019	Bricket Wood
5/2019/1599	16 Hyburn Close Bricket Wood Herts AL2 3QX	Single storey rear extension - <b><u>no objection</u></b>	19/07/2019	Bricket Wood
5/2019/1689	Lower Stud Equestrian Centre Drop Lane Bricket Wood Herts AL2 3TX	Retention of timber cabin as permanent rural workers dwelling - <b><u>no objection</u></b>	19-Jul	Bricket Wood
5/2019/1356	177 Watford Road Chiswell Green St Albans Hertfordshire AL2 3HG	Single storey rear extension with rooflights - <b><u>no objection</u></b>	02-Jul	Chiswell Green

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5/2019/1592	5 Barry Close St Albans Hertfordshire AL2 3HN	Single storey rear and side extension with rooflight following demolition of existing detached garage, new front canopy porch, alterations to openings - <b><u>no objection</u></b>	08-Jul	Chiswell Green
5/2019/1608	69 Long Fallow Chiswell Green St Albans Hertfordshire AL2 3ED	First floor front extension, single storey rear extension, partial garage conversion and pitched roof over existing side extension - <b><u>no objection</u></b>	08/07/2019	Chiswell Green
5/2019/1468	369 Watford Road Chiswell Green St Albans Hertfordshire AL2 3DD	Single storey front extension and two storey side extension, alterations to roof and raising of ridge height to incorporate loft conversion to habitable accommodation, front rooflights and rear dormer window - <b><u>No objection but rear dormer has a dominating view over neighbouring properties therefore obscure glass should be considered to maintain privacy of adjacent gardens</u></b>	15/07/2019	Chiswell Green
5/2019/1730	28 Spooners Drive Park Street St Albans Hertfordshire AL2 2HL	Two storey side and rear, and single storey rear extension with rooflight following demolition of existing garage - <b><u>no objection</u></b>	19-Jul	Park Street
5/2019/1740	14 Frogmore St Albans Hertfordshire AL2 2LH	Subdivision of existing dwelling to create three, two bedroom dwellings with associated landscaping following part single, part two storey rear extension and demolition of rear extension - <b><u>no objection. This building appears to have been 3 separate dwellings in the past so the proposed plan for 3, 2 bedroom homes will be a useful addition to the local housing mix.</u></b>	19-Jul	Park Street
5/2019/1742	Electricity Sub Station Old Parkbury Lane Colney Street Hertfordshire St Albans	Construction of a natural gas powered standby electricity generation unit with an export capacity of up to 6MW - <b><u>no objection</u></b>	19-Jul	Park Street
5/2019/1594	32 Stanley Avenue Chiswell Green Hertfordshire AL2 3AZ	Single storey rear extension, enlarged rear dormer window with juliet balcony, new front porch canopy, addition of front rooflight - <b><u>no objection</u></b>	04-Jul	Chiswell Green
5/2019/1204	29 Stanley Avenue Chiswell Green St Albans Hertfordshire AL2 3Aa	Single storey side and rear extensions with sky lanterns and loft conversion to habitable accommodation with front rooflight and front and rear dormer windows following removal of detached garage - <b><u>no objection</u></b>	04/07/2019	Chiswell Green

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5/2019/0959	Searches Yard Searches Farm Searches Lane St Albans Bedmond Hertfordshire WD5 0SB	Five, four bedroom bungalows with associated parking, landscaping and bin stores following the demolition of existing buildings, structures and associated commercial uses - <b><u>no objection</u></b>	08-Jul	Chiswell Green
5/2019/1614	71 Chiswell Green Lane St Albans Hertfordshire AL2 3AI	Loft conversion to habitable accommodation with front dome window and rooflights, alterations to front porch, alterations to openings - <b><u>no objection</u></b>	09/07/2019	Chiswell Green
5/2019/1671	Building 23 Searches Farm Searches Lane Bedmond Hertfordshire St Albans	Retention of Building 23 and yard for a temporary period (resubmission following withdrawal of 5/2019/0272 - <b><u>objection - inappropriate use of Green Belt land</u></b>	15-Jul	Chiswell Green
5/2019/1747	18 Barry Close St Albans Hertfordshire AL2 3HN	Single storey rear extension with rooflights following demolition of existing conservatory - <b><u>no objection</u></b>	19-Jul	Chiswell Green
5/2019/1512	Land at Harperbury Hospital Harper Lane Shenley Herts Radlett WD7 9HQ	Discharge of Condition 37 (landscape and ecological management plan) 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 - <b><u>no comment</u></b>	02-Jul	Park Street
5/2019/1447	Land Adjacent 21 Hunters Ride Bricket Wood Hertfordshire	Removal of Condition 4 (permitted development rights) of planning permission 5/2018/0214 dated 29/03/2019 for Construction of one, three bedroom semi detached house with new crossover from Hamilton Close and changes to the roof form and opening - <b><u>objection - we feel Condition 4 should be retained to prevent over development of the site</u></b>	02-Jul	Bricket Wood
5/2019/1590	Land At Harperbury Hospital Harper Lane Shenley Radlett Hertfordshire	Variation of Condition 27 (off-site highway improvements) to state off-site highway improvements required prior to occupation of 100th dwelling of planning permission 5/2015/0990 dated 26/05/2017 for Comprehensive redevelopment including demolition - <b><u>no comment</u></b>	03-Jul	Park Street

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5/2019/1617	Proposed Rail Freight Public Open Space And Community Forest Sites North Orbital Road Chiswell Green Hertfordshire St Albans	Discharge of Condition 11 (steering group) of planning permission 5/2017/1995 dated 16/05/2018 for Approval of Reserved Matters (landscaping) of outline planning permission 5/2009/0708, allowed at appeal dated 14/07/2014, for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution buildings (Class B8 use) and other related floorspace (Class B1/B2 use) up to 331,665 sqm with a maximum height of 20 metres together with associated road, rail and other infrastructure works including parking for up to 1602 cars and 617 lorries with earth mounding, tree planting and a new Park Street/Frogmore relief road. Includes additional landscape and other works on further sites to provide public access to open land and community forest <b><u>- no comment</u></b>	08/07/2019	Park Street
5/2019/1593	Copsewood and A405 Junction North Orbital Road Chiswell Green Hertfordshire St Albans	Discharge of Conditions 2 (programme of archaeological works), 13 (arboricultural consultant), 14 (surface water drainage scheme), 16 (all access and junction arrangements) and 24 (drainage strategy) 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) <b><u>- no comment</u></b>	08-Jul	Chiswell Green
5/2019/1621	Building Research Establishment Bucknalls Lane Watford Hertfordshire WD25 9XX	Discharge of Condition 24 (land contamination - verification report) 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 <b><u>- no comment</u></b>	08-Jul	Bricket Wood
5/2019/1448	Land at Harperbury Hospital Harper Lane Shenley Hertfordshire Radlett WD7 9HQ	Discharge of Condition 32 (travel plan) 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 <b><u>- no comment</u></b>	15/07/2019	Park Street

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5/2019/1502	19 Woodside Road Bricket Wood Hertfordshire AL2 3QL	Variation of Conditions 2 (approved plans) and 3 (matching materials) to change external materials of planning permission 5/2018/2510 dated 23/11/2018 for 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 <b>- no comment</b>	15/07/2019	Bricket Wood
5/2019/1651	16 Radlett Road Frogmore St Albans Hertfordshire	Discharge of Conditions 6 (bat survey), 11 (verification of remediation strategy) and 18 (details of floor levels) of planning permission 5/2016/2602 dated 28/10/2016 for Demolition of existing dwelling and buildings and erection of three detached dwellings with associated landscaping, parking and new access (amendment to planning permission 5/2015/3187 dated 17/02/2016) <b>- no comment</b>	19-Jul	Park Street
5/2019/1745	Land At Harperbury Hospital Harper Lane Shenley Hertfordshire Radlett WD7 9HH	Discharge of Condition 35 (scheme for the provision of bus services) 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 <b>- no comment</b>	19-Jul	Park Street
5/2019/1741	100 Mount Pleasant Lane Bricket Wood Hertfordshire AL2 3XD	Discharge of Conditions 3 (samples of external materials), 5 (details of vehicular access and parking) and 13 (details of hard and soft landscaping works for a:proposed levels and contours, e:hard surfacing materials and g:proposed and existing functional surfaces both above and below ground) 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) <b>- no comment</b>	19-Jul	Bricket Wood

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**Appeal Notifications**

<b>Planning Number</b>	<b>Address</b>	<b>Deadline</b>
5/2019/0082 (resubmission following refusal of 5/2018/1862)	Land R/ O 6 Broad Acre, Bricket Wood, Hertfordshire, AL2 3RX	02-Aug-19
5/19/0424	176 Tippendell Lane, Park Street	30/07/2019

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**Tree Applications**

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<p>TP/2019/0287 TPO 1363          6 Stratford Way Bricket Wood Hertfordshire AL2          3PB</p>	<p>Two trees in rear garden and group G1- Thin crowns by 30%. Reason - trees are reducing sunlight and are growing into neighbour's garden - <b><u>- no objection</u></b></p>
<p>TP/2019/0300 TPO 1671          3 Hamlet Close Bricket Wood Hertfordshire AL2          3PP</p>	<p>Lift Crown of frontage Oak. T5 to gutter height. Reason- lack of light to the property -<b><u>Strongly object to this application, this is not a valid reason to damage this tree.</u></b>          Remove dead wood from rear garden Ash T4. - <b><u>no objection to removal of deadwood</u></b></p>
<p>P/2019/0301 TPO 1671          Beechwood 5 Hamlet Close Bricket Wood          Hertfordshire AL2 3PP</p>	<p>Cut Back overhanging branch from Oakwood Road frontage Oak growing in group G1 of TPO. Reason- lack of light to property - <b><u>Strongly object, this is not a valid reason to damage this tree.</u></b></p>
<p>TP/2019/0302 TPO 1671          1 Hamlet Close Bricket Wood Hertfordshire AL2          3PP</p>	<p>Remove crown of rear garden Oak by 25%. Reason - lack of light to the property.- <b><u>Strongly object to this application, this is not a valid reason to damage this tree</u></b></p>
<p>TP/2019/0303 TPO 1671          2 Hamlet Close Bricket Wood Hertfordshire AL2          3PP</p>	<p>Reduce crown of rear garden Oak T3 by 25%. Reason - lack of light to the property. - <b><u>Strongly object to this application, this is not a valid reason to damage this tree</u></b></p>

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TP/2019/0304 TPO 1671 Communal Grounds Hamlet Close Bricket Wood Hertfordshire AL2 3PP	Communal grounds within Hamlet Close Bricket Wood:Oakwood Road frontage 2 Oak & 1 Beech within group G1 - Crown clean, severing Ivy in the case of the Beech <b><u>- no objection to removal of ivy within G1</u></b> Fell & grind stump of Oak T14 also on road frontage. Reason - Long term decline. Replacement using Cypress-Oak suggested <b><u>- objection, no proper explanation for need</u></b> Clean out Oaks T13 on frontage & T14 on access road. <b><u>- objection, these trees do not obstruct the road &amp; provide a shelter to the area</u></b> Crown lift to 3 unspecified frontage trees to 3m above footway. Lift crowns of Oaks T8, T9 & T10 next to access road to 6m above ground level <b><u>- strong objection</u></b> <b><u>Should approval be given to the exercise suggested by the Arboricultural Co. we recommend that there is a replacement of the felled trees with like-for-like.</u></b>
TP/2019/0314 TPO 1435 6 Bluebell Close Park Street St Albans Hertfordshire AL2 2FJ	Reduce crown of Lime T2 in front garden by 3m (30%). Reason - to maintain size and shape of tree. <b><u>- no objection</u></b>
TP/2019/0320 CA War Memorial Park Street St Albans Hertfordshire AL2 2PE	Fell Sycamore next to War Memorial. <b><u>- no comment</u></b>
TP/2019/0321 TPO 1665 Blackgreen Wood Lye Lane Bricket Wood Hertfordshire	Carry out tree removal work affecting 14 Oak, 6 Beech, 5 Ash, 6 Hornbeam, 1 Cherry and 8 Birch. Reduce 2 Oak trees by extent specified in survey. Dead wood removal(exempt) also specified to trees in survey. <b><u>- no comment</u></b>
TP/2019/0319 CA Park Street Recreation Ground Park Street Lane Park Street St Albans	Fell 2 dead or dying Hawthorns on bank of former railway line. <b><u>- no comment</u></b>

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**Consultations**

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

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**Certificate of Lawfulness**

<b>Planning ref</b>	<b>Details</b>	<b>Decisions</b>
5/2019/1509	Certificate of Lawfulness (proposed) - Loft conversion with rear box dormer and rooflights to front slope at 18 Barry Close St Albans Hertfordshire AL2 3HN	Proposed
5/2019/1169	Certificate of Lawfulness (proposed) - Loft conversion with rear dormer at 537 Watford Road Chiswell Green St Albans Hertfordshire AL2 3DU	Approved
5/2019/1058	Certificate of Lawfulness (proposed) - Conversion of roof to bedroom/en-suite at 8 West Avenue Chiswell Green St Albans Hertfordshire AL2 3H	Refused

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**Prior Notifications**

<b>Planning Ref</b>	<b>Details</b>	<b>Decision</b>
5/2019/1474	Prior Approval - Change of use from agricultural to flexible storage use at Farm building Houndswood Farm Harper Lane Radlett Shenley Hertfordshire	Invalid application

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**Decisions**

<b>Planning ref</b>	<b>Details</b>	<b>Decision</b>
5/2019/0746	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 at Former HSBC Training Centre Smug Oak Lane Bricket Wood Hertfordshire AL2 3UE	Approved
5/2019/0801	Rear dormer window and alterations and replacement roof with rooflights to conservatory at 102 Tippendell Lane Park Street St Albans Hertfordshire AL2 2HD	DC3 Conditional Permission
5/2019/0963	Front porch extension at 113 Park Street Lane Park Street St Albans Hertfordshire AL2 2JF	DC3 Conditional Permission
5/2019/1110	Single storey side extension, alteration to front door and canopy porch at 1A Orchard Drive Park Street St Albans Hertfordshire AL2 2HQ	DC3 Conditional Permission
5/2019/1142	Construction of outbuilding at 49 Black Boy Wood Bricket Wood Hertfordshire AL2 3LW	DC3 Conditional Permission
5/2018/2592	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 at Thistle St Albans Watford Road St Albans Hertfordshire AL2 3DS	DC3 Conditional Permission
5/2019/1023	Discharge of Condition 3 (samples of materials) 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 St Albans Hertfordshire AL2 3HX	Withdrawn

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**Decisions**

<b>Planning ref</b>	<b>Details</b>	<b>Decision</b>
5/2019/1052	Loft conversion to habitable accommodation with front dormer and rear rooflights, alteration to front porch, replacement doors and windows at 71 Chiswell Green Lane St Albans Hertfordshire AL2 3AL	Invalid application
5/2019/1108	Single storey rear and first floor side extensions, loft conversion with rear dormer windows and front rooflights, garage conversion, front porch and alterations openings at 9 Tippendell Lane Chiswell Green St Albans Hertfordshire AL2 3HJ	DC3 Conditional Permission
5/2019/1247	Prior Notification - Single storey rear extension 6.0m in depth x 2.948m in height with 2.7m height to eaves at 59 Old Watford Road Bricket Wood Hertfordshire AL2 3RU	NCS Prior approval not require
5/2019/1100	Variation of Condition 15 (approved plans) to provide additional accommodation in the roof of planning permission 5/2014/2077 dated 12/12/2014 for Demolition of existing dwelling and construction of two detached dwellings, alterations to existing crossover, associated landscaping, alterations to existing and new vehicle crossover at 183 Park Street Lane Park Street St Albans Hertfordshire	DC3 Conditional Permission
5/2019/1193	Raising and extension of roof with front and rear dormer windows to create habitable first floor accommodation, single storey front and rear extensions, single storey front infill extension, replacement garage roof, front canopy and alterations to openings at 6 South Riding Bricket Wood Hertfordshire AL2 3ND	DC3 Conditional Permission
5/2019/1195	Removal of Condition 19 (domestic sprinkler system) to reflect approved access layout 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 for 68 Oakwood Road at 68 Oakwood Road Bricket Wood AL2 3QA	DC3 Conditional Permission

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**Decisions**

<b>Planning ref</b>	<b>Details</b>	<b>Decision</b>
5/2016/3013	Discharge of Condition 24.1 (contamination) of outline planning permission 5/2009/0708, allowed at appeal dated 14/07/2014, for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution buildings (Class B8 use) and other related floorspace (Class B1/B2 use) up to 331,655 sqm with a maximum height of 20 metres together with associated road, rail and other infrastructure works including parking for up to 1602 cars and 617 lorries with earth mounding, tree planting and a new Park Street/Frogmore relief road. Includes additional landscape and other works on further sites to provide public access to open land and community forest at Proposed Rail Freight Public Open Space And Community Forest Sites North Orbital Road Chiswell Green Hertfordshire St Albans	Discharge of Condition - Partial
5/2019/0922	Notice of an application to modify a planning obligation- Variation to affordable housing clause of Unilateral Undertaking dated 15/03/2016 relating to 5/2014/3250 at Hanstead Park Smug Oak Lane Bricket Wood at Hanstead Park Smug Oak Lane Bricket Wood Hertfordshire AL2 3UE	Section 106 Agreement
5/2019/1072	First floor extension, conversion of store and lobby to habitable space with insertion of rooflights, removal of boot room and replaced with new canopy porch at Houndwood Farm Cottage Houndwood Farm Harper Lane Radlett Shenley Hertfordshire WD7 7HU	DC3 Conditional Permission
5/2019/1121	Rear dormer extension and addition of front rooflights to incorporate loft conversion to habitable accommodation at 212 Watling Street Park Street St Albans Hertfordshire AL2 2PA	DC3 Conditional Permission
5/2019/0613	Single storey side and rear extension with lantern light following removal of existing store, alteration to opening at 8 Birch Copse Bricket Wood Hertfordshire AL2 3UT	DC3 Conditional Permission

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<b>Planning ref</b>	<b>Details</b>	<b>Decision</b>
5/2017/0869	Discharge of Condition 24.1 (contamination - areas 3, 4 & 6) of Outline planning permission 5/2009/0708, allowed at appeal dated 14/07/2014, for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution buildings (Class B8 use) and other related floorspace (Class B1/B2 use) up to 331,655 sqm with a maximum height of 20 metres together with associated road, rail and other infrastructure works including parking for up to 1602 cars and 617 lorries with earth mounding, tree planting and a new Park Street/Frogmore relief road. Includes additional landscape and other works on further sites to provide public access to open land and community forest at Proposed Rail Freight Public Open Space And Community Forest Sites North Orbital Road Chiswell Green Hertfordshire St Albans	Withdrawn
5/2019/0711	Advertisement consent - Retention of four non-illuminated timber framed signs at Land at Smug Oak Lane Smug Oak Lane Bricket Wood	Refusal
5/2019/1073	Demolition of existing bungalow and erection of replacement dwelling at 1 Hazel Road Park Street St Albans Hertfordshire AL2 2AH	Refusal
5/2019/1591	at Harperbury Hospital Harper Lane Radlett Hertfordshire	Invalid application
5/2019/1311	Garden room with lantern light to replace existing rear conservatory at Cuckmans Farm 67 Ragged Hall Lane Chiswell Green St Albans AL2 3NP	DC3 Conditional Permission