

**St Stephen Parish Council - Planning List August 2019**  
**Planning Committee 5 September 2019**

**Planning Applications**

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

Planning Ref	Location	Proposal/Comments	Issued	Ward	Comments Deadline
5/2019/1846	Harperbury Hospital Harper Lane Shenley Hertfordshire Radlett WD7 9HQ	Comprehensive redevelopment including demolition and removal of existing buildings, structures and hardstanding and erection of 232 dwellings (22x 1 bed flats, 46x 2 bed flats, 16x 2 bed houses, 96x 3 bed houses, 49x 4 bed houses and 3x 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 amendment to planning permission 5/2015/0990 dated 26/05/2017 at Harperbury Hospital Harper Lane Shenley Hertfordshire Radlett WD7 9HQ		Park Street	20/09/2019
5/2019/1789	42 Penn Road Park Street St Albans Herts AL2 2QU	Single storey side and rear extension following removal of detached garage - <b><u>no objection</u></b>	05/08/2019	Park Street	21/08/2019
5/2019/1857	90 Tippendell Lane Park Street St Albans AL2 2HD	Single storey side extension with rooflights - <b><u>no objection</u></b>	05-Aug	Park Street	06/09/2019
5/2019/1486	10 Slowmans Close Park Street St Albans Hertfordshire AL2 2DJ	Change of use of family dwelling to ten bedroom HMO following store and loft conversion to habitable accommodation, insertion of rooflights and rear dormer, associated parking (retrospective) - <b><u>strongly object - unsuitable for location, concern over parking provision</u></b>	06-Aug	Park Street	21/08/2019
5/2019/2101	14 Hazel Road Park Street St Albans Hertfordshire AL2 2AJ	Two storey rear extension with roof alterations to incorporate loft conversion with dormer windows and alterations to openings - <b><u>no objection</u></b>	29-Aug	Park Street	27/09/2019
5/2019/1904	The Old Lodge Drop Lane Bricket Wood Hertfordshire AL2 3TT	Demolition of existing building and construction of replacement dwelling with detached garage - <b><u>no objection providing doesn't exceed the footprint.</u></b>	23-Aug	Bricket Wood	18/09/2019
5/2019/2077	10 Moss Side Bricket Wood Hertfordshire AL2 3SU	Garage conversion with alterations to openings - <b><u>no objection</u></b>	23-Aug	Bricket Wood	20/09/2019
5/2019/1941	Land at Smug Oak Lane Smug Oak Lane Bricket Wood Herts AL2 3PN	Advertisement consent - Retention of two non-illuminated timber framed signs (resubmission following refusal of 5/2019/071) - <b><u>no objection</u></b>	12-Aug	Bricket Wood	06/09/2019

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5/2019/2086	Land Adj 1 Railway Cottages Station Road Bricket Wood Hertfordshire AL2 3PE	Outline application (access sought) - Construction of two semi-detached dwellings with associated access and parking - <b><u>keen to develop small scale affordable housing in parish. However, concern that these houses are larger than 2 beds and will not be affordable. In addition, concern over the proximity to a listed building and having a detrimental effect on the setting.</u></b>	29-Aug	Bricket Wood	27/09/2019
5/2019/1778	15 North Close Chiswell Green St Albans AL2 3HB	Roof alterations including raising of ridge height and front and rear dormer windows to incorporate loft conversion to habitable roof accommodation, alterations to openings - <b><u>no objection</u></b>	05-Aug	Chiswell Green	28/08/2019
5/2019/1908	11 The Croft Chiswell Green St Albans Hertfordshire AL2 3Ar	Front porch extension with alterations to existing flat roof, part single part two storey side and rear extension, alterations to openings and introduction of new rooflight, new patio to rear and widening of existing crossover - <b><u>no objection</u></b>	23-Aug	Chiswell Green	18/09/2019
5/2019/2032	30 Willow Way Chiswell Green St Albans Hertfordshire AL2 3DQ	Rear conservatory - <b><u>no objections</u></b>		Chiswell Green	20/09/2019
5/2019/1926	2 Seaman Close Park Street St Albans Herts AL2 2NX	Front dormer window - <b><u>no objection</u></b>	12-Aug	Park Street	06/09/2019
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>	23-Aug	Chiswell Green	18/09/2019
5/2019/1641	Land at Harperbury Hospital Harper Lane Shenley Herts Radlett WD7 9HH	Notice of an application to satisfy planning obligations namely Part 1 Clause 1, Part 2 Clause 1, Part 3 Clause 1, Part 4 Clause 1 (Landscape Ecology Management Plan) of S106 Agreement dated 21/01/1987 relating to 5/2015/0990 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>	26-Jul	Park Street	

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5/2019/1994	Land at Harperbury Hospital Harper Lane Shenley Herts Radlett WD7 9HH	Notice of an application to satisfy planning obligations namely Part 2 Clause 2.1 and Part 4 Clause 2.1 (transfer of public open space) of S106 Agreement dated 26/05/2017 relating to 5/2015/0990 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>	05-Aug	Park Street	30/08/2019
5/2019/1709	Building Research Establishment Bucknalls Lane Watford Hertfordshire WD25 9XX	Notice of an application to satisfy planning obligations namely Schedule 1, Part 5, Paragraph 5.1 (Woodland Management Plan) of S106 Agreement dated 11/04/2018 relating to 5/2017/1550 for Demolition of existing buildings and construction of 100 dwellings with associated access from The Kestrels, landscaping, parking and infrastructure <b>- no comment</b>	27-Jul	Bricket Wood	06/09/2019
5/2019/1847	15 Tennyson Road Chiswell Green St Albans Hertfordshire AL2 3HX	Variation of Condition 2 (approved plans) to amend cladding 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 <b>- no comment</b>	12-Aug	Chiswell Green	05/09/2019
5/2019/2064	Proposed Rail Freight Public Open Space And Community Forest Sites North Orbital Road Chiswell Green Hertfordshire St Albans	Discharge of Condition 18 (piling) of planning permission 5/2009/0708 granted at appeal dated 14/07/2014 for Construction of a Strategic Rail Freight Interchange (SFRI) comprising an intermodal terminal and rail and road served distribution units (331,665m <sup>2</sup> in Use Class B8 including ancillary B1/B2 floorspace) within Area 1, with associated road, rail and other infrastructure facilities and works within Areas 1 and 2 (the Development Site), (including earth mounds and a Park Street/Frogmore relief road) in a landscape setting, and further landscaping and other works within Areas 3 to 8 inclusive to provide publicly accessible open land and community forest. <b>- no comment</b>	12-Aug	Park Street	13/09/2019

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5/2019/2013	Former Hsbc Training Centre Smug Oak Lane Bricket Wood Hertfordshire AL2 3PL	Variation of Condition 1 (approved plans) to vary the design, form and scale of the dwellings proposed for plots 78-85 of planning permission 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) All matters reserved except for access - <b><u>no comment</u></b>	16-Aug	Bricket Wood	20/09/2019
5/2019/2132	Former HSBC Training Centre Smug Oak Lane Bricket Wood Hertfordshire AL2 3UE	Non Material Amendment - Installation of an entrance feature comprising of brick piers and wall with name plaque either side of entrance of planning permission 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) All matters reserved except for access - <b><u>objection - this is a material amendment and requires planning permission. The pillers affect the openness of the site from the street scene - inappropriate urbanisation in the greenbelt, visually isolating the community.</u></b>		Park Street	25/09/2019

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**Appeal Notifications**

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<b>Planning Number</b>	<b>Address</b>	<b>Deadline</b>
5/2018/1324	Land to rear of Burston Garden Centre North Orbital Road Chiswell Green Hertfordshire 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 and alterations to pedestrian/bridleway, landscaping, amenity space and car parking (amended plans and additional information)	04-Oct-19

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## Tree Applications

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TP/2019/0324 TPO 1527 Smug Oak Stables Smug Oak Lane Bricket Wood Hertfordshire AL2 3PN	Fell - 4no. Red Chestnuts - T5, T6, T7, T8 (on plan), Reason: all four are diseased with bleeding canker, poor structural condition. Trees stand within area A1 of TPO. <u><b>no comment will leave decision to SADC officer</b></u>
TP/2019/0329 TPO 1700 2-4 The Kestrels Bucknalls Drive Bricket Wood Hertfordshire AL2 3YB	The trees are protected by an Article 4 Direction. The trees shown on the Plan attached to the Arboricultural Report are of low quality and impeded the safe passage of vehicles and disabled Residents in to the Care Home. In addition the trees, which are not native species ( please see Arboricultural Report ) have, since the development of the Crest Homes Site at Lancaster Gate adjoining The Kestrels, become habitat to vermin leading to increased incidence of infection control and pest elimination to the detriment of the Residents of the Care Home who all have profound disabilities and complex needs. The removal of the trees and their replacement by a suitable hedgerow will enable the return of appropriate, native wildlife and species that will compliment the setting and character of the area and of the Care Home specifically. One Ash tree within group G1 of TPO 1700 appears to be affected. <u><b>Objection - limited management of individual trees more appropriate than replacement</b></u>
TP/2019/0332 TPO 1704 8 Ferndene Bricket Wood Hertfordshire AL2 3DX	TPO group G2 trees in rear garden:T1 Quercus Robur - Reduce crown by 1m to suitable points of growth. T2 Quercus Robur - Reduce crown by 1m to suitable points of growth. T3 Carpinus Betulus -Reduce crown by 1m to suitable points of growth. T4 Carpinus Betulus -Reduce crown by 1m to suitable points of growth. All work is to be carried out to reduce excessive shading whilst keeping the trees natural form and amenity value. All pruning works will carried out to the highest standard. <u><b>no objection</b></u>
TP/2019/0358 TPO 1363 6 Stratford Way Bricket Wood Hertfordshire AL2 3PB	Reduce crowns of rear garden group G1 trees - 1 Hawthorn, 1 Ash and 2 Hornbeams by up to 4m. Reason - to increase daylight levels and extent of overhang to garden. <u><b>no comment will leave decision to SADC officer. Would be helpful to have percentage of tree to be reduced rather than 'up to 4m'</b></u>

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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>
5/2019/1797	Certificate of Lawfulness (proposed) - Single story rear extension to a single family dwelling at 62 Long Fallow Chiswell Green St Albans Hertfordshire AL2 3EE	Proposed
5/2019/1699	Certificate of Lawfulness (existing) - The existing use is a garage with an end section being covered into a storage room at 12 Magnolia Close Park Street St Albans Hertfordshire AL2 2PP	Existing
5/2019/1722	Certificate of Lawfulness (proposed) - To remove existing brick section of side garage wall and fit new pvc window at 12 Magnolia Close Park Street St Albans Hertfordshire AL2 2PP	Proposed
5/2019/1216	Certificate of Lawfulness (proposed) - Rear dormer roof extension at 34 Penn Road Park Street St Albans Hertfordshire AL2 2Q	Withdrawn
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	Approved
5/2019/1996	Certificate of Lawfulness (proposed) - Extension to roof at side to form gable end with rear dormer and balustrade and 2x roof lights at 1 Moor Mill Lane St Albans Hertfordshire AL2 3UA	Proposed
5/2019/1493	Certificate of Lawfulness (proposed) - Loft conversion, hip to gable roof, large rear dormer window at 59 Old Watford Road Bricket Wood Hertfordshire AL2 3RU	Refused
5/2019/1797	Certificate of Lawfulness (proposed) - Single story rear extension to a single family dwelling at 62 Long Fallow Chiswell Green St Albans Hertfordshire AL2 3EE	Approved
5/2019/1722	Certificate of Lawfulness (proposed) - To remove existing brick section of side garage wall and fit new pvc window at 12 Magnolia Close Park Street St Albans Hertfordshire AL2 2PP	Withdrawn

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**Prior Notifications**

<b>Planning Ref</b>	<b>Details</b>
5/2019/1934	Single storey rear extension 6m in depth x 3.48m in height with 3m height to eaves at 74 Radlett Road St Albans Hertfordshire AL2 2LB
5/2019/1997	Prior Notification - Single storey rear extension 3.77m in height x 5.0m in depth with 2.7m height to eaves and extending 5.0m in total beyond the rear wall of the original dwelling at 1 Moor Mill Lane St Albans Hertfordshire AL2 3UA
5/2019/2150	Prior Notification - Single Storey rear extension 3.150m in height x 8m in depth with 2.423m height to eaves and extending 8m beyond the rear wall of the original dwelling. at 94 Bucknalls Lane Garston Hertfordshire WD25 9NH

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**Decisions**

<b>Planning ref</b>	<b>Details</b>	<b>Decision</b>
5/2018/3376	Demolition of existing bungalow and construction of two, four bedroom houses with associated amenity space and parking at 35 Orchard Drive Park Street St Albans Hertfordshire AL2 2QQ	DC3 Conditional Permission
5/2019/0744	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) at Former HSBC Training Centre Smug Oak Lane Bricket Wood Hertfordshire AL2 3UE	Partial
5/2019/0745	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) at Former HSBC Training Centre Smug Oak Lane Bricket Wood Hertfordshire AL2 3UE	Approved
5/2019/0747	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 at Former HSBC Training Centre Smug Oak Lane Bricket Wood Hertfordshire AL2 3UE	Approved
5/2019/0758	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) at Former HSBC Training Centre Smug Oak Lane Bricket Wood Hertfordshire AL2 3UE	Approved
5/2019/0986	Construction of two attached flats (resubmission following withdrawal of 5/2019/0293) at 1 Station Terrace Park Street St Albans Hertfordshire AL2 2PY	DC3 Conditional Permission
5/2019/1140	Construction of single storey rear extension following demolition of conservatory and rear extension and alterations to openings at 6 Spooners Drive Park Street St Albans Hertfordshire AL2 2H	DC3 Conditional Permission
5/2019/1428	Construction of single storey detached dwelling at Land Adjacent to 110a Park Street Lane Park Street St Albans Hertfordshire	DC3 Conditional Permission

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<b>Planning ref</b>	<b>Details</b>	<b>Decision</b>
5/2019/1813	Discharge of Condition 3 (materials) of planning permission 5/2018/3354 dated 07/05/2019 for Variation of Condition 2 (approved plans) to move the approved dwelling further back into the site of planning permission 5/2017/1821 dated 08/09/2017 for Erection of two, two bedroom maisonette building and alterations to vehicle crossovers at 46 Ringway Road Park Street St Albans Hertfordshire AL2 2RD	Discharge of Condition - Approved
5/2019/1170	Single storey side and rear extension, single storey side and front garage extension, front porch extension at 14 Stanley Avenue Chiswell Green St Albans Hertfordshire AL2 3AB	DC3 Conditional Permission
5/2019/1328	Single storey side extension, addition of front bay window, rear roof lantern and alterations to openings at 13 West Riding Bricket Wood Hertfordshire AL2 3QR	DC3 Conditional Permission
5/2019/1433	Discharge of Condition 14 (site investigation for ground or water contamination) and 15 (remediation measures) 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 Hertfordshire AL2 3QA	Discharge of Condition - Refused
5/2018/3243	Use of stables for the recycling of trees including sawmill and sales at The Coach House 106a Harper Lane Shenley Hertfordshire Radlett WD7 9HL	DC4 Refusal
5/2019/0753	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 at Former HSBC Training Centre Smug Oak Lane Bricket Wood Hertfordshire AL2 3UE	Approved
5/2019/0816	Single storey front and side extension following removal of garage at 112 Park Street Lane Park Street St Albans Hertfordshire AL2 2JG	DC3 Conditional Permission
5/2019/0850	Demolition of garage and construction of two storey side extension with front and rear dormer windows at Little Barn Harper Lane Shenley Hertfordshire Radlett WD7 7HY	DC4 Refusal
5/2019/0936	Construction of one, four bedroom detached dwelling at Land rear of 53 and 55 How Wood Park Street Hertfordshire St Albans	DC3 Conditional Permission
5/2019/1262	Discharge of Condition 28 (off-site highway improvement works) 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 3 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 WD7 9HQ	Approved
5/2019/1407	Garage conversion into habitable room at 31 How Wood Park Street St Albans Hertfordshire AL2 2QY	DC3 Conditional Permission
5/2019/1447	Removal of Condition 4 (permitted development rights) of planning permission 5/2018/0214 dated 29/03/2018 for Construction of one, three bedroom semi detached house with new crossover from Hamilton Close and changes to the roof form and openings to the existing property at Land Adjacent 21 Hunters Ride Bricket Wood Hertfordshire	Withdrawn
5/2019/1475	Canopy porch, single storey rear extension with rooflight, raising of single storey roof above garage and playroom to create habitable loft accommodation with rooflights, conversion of garage to habitable accommodation and alterations to openings at 4 Darley Croft Park Street Lane Park Street Hertfordshire AL2 2BL	DC3 Conditional Permission

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**Decisions**

<b>Planning ref</b>	<b>Details</b>	<b>Decision</b>
5/2018/2666	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) at Copsewood and A405 Junction North Orbital Road Chiswell Green St Albans Hertfordshire AL2 3TB	DC3 Conditional Permission
5/2019/1529	Single storey rear extension with rooflights, conversion of garage to habitable accommodation following removal of existing side projection, alterations to openings at 6 Newlyn Close Bricket Wood Hertfordshire AL2 3UP	DC3 Conditional Permission
5/2019/0748	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 at Former HSBC Training Centre Smug Oak Lane Bricket Wood Hertfordshire AL2 3UE	Approved
5/2019/1389	Lowering of kerb to create vehicle access at 27 Radlett Road Frogmore St Albans Hertfordshire AL2 2JX	Refusal
5/2019/1526	Two storey dwelling following demolition of existing dormer bungalow at 52 Bucknalls Drive Bricket Wood Hertfordshire AL2 3XL	DC3 Conditional Permission
5/2019/1592	Single storey rear and side extension with rooflight following demolition of existing detached garage, new front canopy porch, alterations to openings at 5 Barry Close St Albans Hertfordshire AL2 3HN	DC3 Conditional Permission
5/2019/1448	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 at Land at Harperbury Hospital Harper Lane Shenley Hertfordshire Radlett WD7 9HQ	Approved
5/2019/0959	Five, four bedroom bungalows with associated parking, landscaping and bin stores following the demolition of existing buildings, structures and associated commercial uses at Searches Yard Searches Farm Searches Lane St Albans Bedmond Hertfordshire WD5 0SB	DC4 Refusal
5/2019/1339	Change of use of residential garage to ancillary residential accommodation including alteration to openings at Pump Cottage School Lane Bricket Wood Hertfordshire AL2 3XU	DC3 Conditional Permission
5/2019/1440	Discharge of Condition 7 (details of visitor centre building and associated facilities at Hedges Farm in Area 1) of planning permission 5/2017/1995 dated 15/05/2018 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 at Proposed Rail Freight Public Open Space And Community Forest Sites North Orbital Road Chiswell Green Hertfordshire St Albans	Approved

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<b>Planning ref</b>	<b>Details</b>	<b>Decision</b>
5/2019/1449	Discharge of Condition 2 (planting and landscape hardworks Area 1) of planning permission 5/2017/1995 dated 15/05/2018 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 at Proposed Rail Freight Public Open Space And Community Forest Sites North Orbital Road Chiswell Green Hertfordshire St Albans	Approved
5/2019/1450	Discharge of Condition 9 (details of leisure and recreational facilities) of planning permission 5/2017/1995 dated 15/05/2018 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 at Proposed Rail Freight Public Open Space And Community Forest Sites North Orbital Road Chiswell Green Hertfordshire St Albans	Partial
5/2019/1451	Discharge of Condition 3 (materials), 4 (balconies and facade framing system) , 5 (material, design and opening method) 6 (protection of existing hedges and hedgerows), 11 (excavation method and proposed foundation), 12 (method statement for tree protection) and 22 (refuse and recycling) 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) at Copewood and A405 Junction North Orbital Road Chiswell Green Hertfordshire St Albans	Approved
5/2019/1452	Discharge of Condition 3 (planting and landscaping hardworks Areas 1 & 2 for use as a country park) of planning permission 5/2017/1995 dated 15/05/2018 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 at Proposed Rail Freight Public Open Space And Community Forest Sites North Orbital Road Chiswell Green Hertfordshire St Albans	Approved
5/2019/1466	Discharge of Condition 4 (planting and landscape hardworks country park in Areas 1 & 2 and country park in Areas 3 to 6) of planning permission 5/2017/1995 dated 15/05/2018 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 at Proposed Rail Freight Public Open Space And Community Forest Sites North Orbital Road Chiswell Green Hertfordshire St Albans	Partial

**St Stephen Parish Council - Planning List August 2019**  
**Planning Committee 5 September 2019**

**Decisions**

<b>Planning ref</b>	<b>Details</b>	<b>Decision</b>
5/2019/1502	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 at 19 Woodside Road Bricket Wood Hertfordshire AL2 3QL	DC3 Conditional Permission
5/2019/1593	Discharge of Conditions 2 (programme of archaeological works), 13 (arboricultural consultant), 14 (surface water drainage scheme) and 16 (all access and junction arrangements) 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) at Copsewood and A405 Junction North Orbital Road Chiswell Green Hertfordshire St Albans	Approved
5/2019/1608	First floor front extension, single storey rear extension, partial garage conversion and pitched roof over existing side extension at 69 Long Fallow Chiswell Green St Albans Hertfordshire AL2 3ED	DC3 Conditional Permission
5/2019/1614	Loft conversion to habitable accommodation with front dormer window and rooflights, alterations to front porch and alterations to openings at 71 Chiswell Green Lane St Albans Hertfordshire AL2 3AL	DC3 Conditional Permission
5/2019/1741	Discharge of Conditions 3 (samples of external materials), 5 (details of vehicular access and parking) and 13 (details of hard and soft landscaping wrkrs for a:proposed levels and contours, e:hard surfacing materials and g:proposed and existing functional surfaces both anove 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) at 100 Mount Pleasant Lane Bricket Wood Hertfordshire AL2 3XD	Partial
5/2019/0749	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 at Former HSBC Training Centre Smug Oak Lane Bricket Wood Hertfordshire AL2 3UE	Approved
5/2019/1342	Change of use from Class C2 (residential institution) to Class C3 (dwellinghouses), two storey and first floor extensions, roof terrace at first floor level and alterations to openings to create nine, two bedroom flats with associated parking, bin/cycle store and landscaping at Former HSBC Training Centre Smug Oak Lane Bricket Wood Hertfordshire	DC3 Conditional Permission
5/2019/1730	Two storey side and rear, and single storey rear extension with rooflight following demolition of existing garage and additional harstanding to front at 28 Spooners Drive Park Street St Albans Hertfordshire AL2 2HL	DC3 Conditional Permission
5/2019/1272	Change to front porch roof design, addition of four windows to the side, reduction of bi-fold door to rear amendment to fenestration and addition of front window (retrospective) at 12 Brackendene Bricket Wood Hertfordshire AL2 3SX	DC3 Conditional Permission
5/2019/1599	Single storey rear extension at 16 Hyburn Close Bricket Wood Hertfordshire AL2 3QX	DC3 Conditional Permission
5/2019/1621	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 at Building Research Establishment Bucknalls Lane Watford Hertfordshire WD25 9XX	Refused
5/2019/1747	Single storey rear extension with rooflights following demolition of existing conservatory at 18 Barry Close St Albans Hertfordshire AL2 3HN	DC3 Conditional Permission
5/2019/1945	Non Material Amendment - To remove three windows to left hand side of side entrance door and alteration to rear patio door and window to create one large patio door to planning permission 5/2018/0835 dated 05/06/2018 for Loft conversion with front and rear dormer windows and single storey rear extension with rooflights following demolition of existing rear extension, garage and greenhouse at 17 Ragged Hall Lane Chiswell Green St Albans Hertfordshire AL2 3LB	Approved