

St Stephen Parish Council - Planning List September - October 2019

Planning Committee 10 October 2019

Planning Applications

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

Planning Ref	Location	Proposal/ <u>Comments</u>	Issued	Ward
5/2019/2036	47 & 49 Mayflower Road Park Street St Albans Herts AL2 2QN	Demolition of existing dwellings and erection of four, four bedroom semi-detached and two, four bedroom detached chalet bungalows with new access and associated landscaping and parking - <u>Strongly Object - inadequate parking, lack of amenity space, not in keeping with street scene due to the proposed dwellings being set closer to the road than other properties in the area. Contrary to policies 69 and 70 of Local Plan</u>	09-Sep	Park Street
5/2019/1866	2-4 The Kestrels Bucknalls Drive Bricket Wood Herts AL2 3YB	Extension and conversion of garage to provide staff and welfare facilities - <u>no comment</u>	09/09/2019	Bricket Wood
5/2019/2203	180 Watling Street Park Street St Albans AL2 2PA	Demolition of existing conservatory and erection of a single storey rear extension with six rooflights, replacement front dormer window and garage conversion to habitable room - <u>no comment</u>	09-Sep	Park Street
5/2019/2159	Beech Ward 8 Forest Lane Kingsley Green Harper Lane, Shenley, Radlett	Single storey side/rear extension with enclosed garden and rear condenser enclosure - <u>no comment</u>	09-Sep	Park Street
5/2019/2161	4 Bowlers Green Kingsley Green Harper Lane Shenley Radlett Wd7 9HQ	Single storey rear extension with enclosed garden, rear condenser enclosure and replacement window - <u>no comment</u>	09-Sep	Park Street
5/2019/2160	Dove Ward Kingfisher Court Forest Lane Kingsley Green Harper Lane Shenley Radlett WD7 9FB	Single storey rear extension with enclosed gardens and condenser enclosure - <u>no comment</u>	09-Sep	Park Street
5/2019/2041	74 Radlett Road Frogmore St Albans Hertfordshire AL2 2LB	Part single, part two storey side and rear extension and insertion of first floor side window - <u>no comment</u>	09-Sep	Park Street

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5/2019/2143	19 North Riding Bricket Wood Herts AL2 3LH	Single storey rear extension with rooflights, garage conversion, loft conversion with dormer windows, insertion of rooflights and alterations to openings - <u>Objection - over development, out of keeping with street scene and loss of privacy to neighbouring amenity space</u>	09-Sep	Bricket Wood
5/2019/2217	5 Woodside Road Bricket Wood AL2 3QL	Discharge of Condition 4 (hard and soft landscape works) of planning permission 5/2018/2663 dated 11/12/2018 for Replacement bungalow (part retrospective) - <u>no comment</u>	09-Sep	Bricket Wood
5/2019/1902	Oak Ward 8 Forest Lane Kingsley Green Harper Lane Radlett Shenley Hertfordshire WD7 9HQ	Single storey extension, rear enclosed garden, rear condenser enclosure and alterations to openings - <u>no comment</u>	09-Sep	Park Street
5/2019/2182	1 Station Terrace Park Street St Albans Hertfordshire AL2 2PY	Construction of attached two bedroom dwelling and two, two bedroom flats with associated landscaping - <u>Objection - over development</u>	16-Sep	Park Street
5/2019/2200	43 Branch Road Park Street St Albans Hertfordshire AL2 2LU	Single storey rear extension and loft conversion with rear dormer window - <u>no comment</u>	16/09/2019	Park Street
5/2019/2197	1 Hazel Road Park Street St Albans Herts AL2 2AH	Demolition of bungalow and construction of replacement dwelling (resubmission following refusal of 5/2019/1073) - <u>Objection - proximity and loss of privacy to neighbouring property</u>	25-Sep	Park Street
5/2019/2273	71 Chiswell Green Lane St Albans Herts AL2 3AL	Two storey side extension to replace existing side structure, new steps at rear, alterations to openings - <u>no comment</u>	25-Sep	Chiswell Green
5/2019/2367	7 Mount Drive Park Street St Albans Hertfordshire AI2 2NP	Raising and reconfiguration of roof and loft conversion to create habitable roof space with rooflights (resubmission following approval of 5/2018/2841 dated 18/01/2019) - <u>no comment</u>	26-Sep	Park Street
5/2019/2363	12 North Riding Bricket Wood Herts AL2 3LH	Front, side and rear extensions with rear rooflights following demolition of existing porch and rear extension - <u>no comment</u>	26-Sep	Bricket Wood

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5/2019/2404	68 Oakwood Road at 68 Oakwood Road Bricket Wood Hertfordshire AL2 3QA	Discharge of Conditions 3 (samples of materials), 14 (site investigation) and 15 (options appraisal and remediation strategy) of planning permission 5/2018/1566 dated 26/10/2018 for Creation of one, four bedroom chalet bungalow with associated garage, parking, landscaping and additional hardstanding - <u>no comment</u>	02-Oct	Bricket Wood
5/2019/2335	10A Penn Road Park Street St Albans AL2 2QS	Single storey side and rear extension with four rooflights, conversion of the garage into a habitable room with alterations to openings and alterations to the roof, removal of chimney stacks - <u>no comment</u>	02-Oct	Park Street
5/2019/2338	236 Watling St, Park Street St Albans AL2 2PA	Single storey rear infill extension - <u>no comment</u>	02-Oct	Park Street
5/2019/2273	71 Chiswell Green Lane St Albans Herts AL2 3AL	Two storey side extension to replace existing side structure, new steps at rear, alterations to openings - <u>no comment</u>	02-Oct	Chiswell Green
5/2019/2441	12 Mayflower Road Park Street St Albans Hertfordshire AL2 2Qr	Raising of ridge height to incorporate loft conversion with dormer window, juliet balcony and rooflights, single storey front extension and alterations to openings - <u>objection - damaging impact on street scene</u>	04-Oct	Park Street
5/2019/2333	Queen Elizabeth The Queen Mother Centre Station Road Bricket Wood Herts AL2 3PJ	Demolition of existing building and construction of nine supported living dwellings consisting of two detached and four semi-detached bungalows, two storey building containing three flats and staff facilities and associated parking, landscaping and access - <u>Support the development, however, the Parish Council have some concerns over access arrangements</u>	04-Oct	Bricket Wood

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Appeal Notifications

Planning Number

Address

Deadline

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Tree Applications

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TP/2019/0426 TPO 1666202b Park Street Lane Park Street St Albans Hertfordshire AL2 2AQ	TPO 1666 (W1). Rear garden fell: 1x Sycamore , 2 x Cypress , 1 x Purple Plum , trim Laurel hedge regrowth. Reason - To prevent failure of trees in poor health and condition. <u>Can the Tree Officer recommend a solution that retains all or part of the Sycamore</u>
TP/2019/0427 TPO1547Harperbury Hospital Harper Lane Shenley Radlett Hertfordshire WD7 9HQ	Full removal of T26, 'Lime Tree' due to requirement of improved access. This tree stands in the way of the kerb line that has received technical approval from Hertfordshire County Council. <u>No comment</u>
TP/2019/0435 TPO1739 12 Brackendene Bricket Wood Hertfordshire AL2 3SX	Remove 1 of 3 Ash trees. Previously reduced- issue of falling branches due to lapsed reduction and dead wood. Extensive leaf litter. <u>Objection - felling unnecessary</u>
TP/2019/0432 TPO1505 Curo Park Frogmore St Albans Hertfordshire AL2 2DD	Boundary of TPO woodland W1: Plane to reduce back lateral limbs over the road by 3m & lift to 6m above ground level. 1 x Sycamore to reduce back laterals over road by 1.5/2m and lift to 6m above ground level. Works also listed to non-protected trees: Group of 4 x Sycamore to reduce by 2.5m height & width and lift to 5.5m over road. Clear street lamps by 1m and cut back from buildings by 3m. <u>No comment</u>
TP/2019/0461 CA 19 Park Street Park Street St Albans AL2 2PE	Fell Eucalyptus tree in rear garden. <u>No comment</u>
TP/2019/0462 TPO 1671 3 Hamlet Close Bricket Wood Herts AL2 3PP	Notice to fell Ash T4 in rear garden on 3rd October 2019. Reason - decay at base and leaning condition. <u>Objection - recommend inspection by Tree Officer</u>

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Consultations

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Subject	Organisation	Deadline for comment
Ward Boundary Consultation	Local Government Boundary	04-Nov-19
Further information on the review and interactive maps of the existing wards can be found at consultation.lgbce.org.uk and www.lgbce.org.uk .	Commission for England	

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Appeal Decisions

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Decision

Planning Appeal ref/planning application No

APP/B1930/W/18/3212658 / 5/17/2411

Land at Lye Lane, Bricket Wood St Albans AL2 3TN

Dismissed

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Certificate of Lawfulness

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Planning ref	Details	Decisions
5/2019/2140	Certificate of Lawfulness (proposed) - Dormer extension and insertion of roof windows at 19 North Riding Bricket Wood Hertfordshire AL2 3LH	Proposed
5/2019/2141	Certificate of Lawfulness (proposed) - Side dormers at 94 Bucknalls Lane Garston Hertfordshire WD25 9NH	Proposed
5/2019/1699	Certificate of Lawfulness (existing) - The existing use is a garage with an end section being converted into a storage room at 12 Magnolia Close Park Street St Albans Hertfordshire AL2 2PP	Approved
5/2019/2354	Certificate of Lawfulness (proposed) - Loft conversion, hip to gable, rear dormer and two rooflights to front elevat	Proposed
5/2019/2253	Certificate of Lawfulness (proposed) - Loft conversion with front rooflights, rear dormer window and gable roof extension and insertion of first floor side window	Proposed
5/2019/1996	Certificate of Lawfulness - 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	Approved
5/2019/2439	Certificate of Lawfulness (proposed) - Loft conversion with hip to gable and rear dormer window at 20 Hammers Gate Chiswell Green St Albans Hertfordshire AL2 3DZ	Proposed

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Prior Notifications

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Planning Ref	Details	
5/2019/2260	Prior Notification - 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	Proposed
5/2019/1934	Prior Notification - 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 2L	Withdrawn
5/2019/2348	Prior Notification - Single storey rear extension 3.2m in height, 4.8m in depth with 2.6m height to eaves and extending 4.8m in total beyond the rear wall of the original dwelling at 236 Watling Street Park Street St Albans Herts AL2 2PA	Proposed
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	NCS Prior approval not required
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	NCS Prior approval required and refused

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Decisions		
Planning ref	Details	Decision
5/2019/0843	Raising of roof with front and rear dormer windows to provide first floor accommodation at 8a The Rise Park Street St Albans Hertfordshire AL2 2NT	DC3 Conditional Permission
5/2019/1789	Single storey side and rear extension following removal of detached garage at 42 Penn Road Park Street St Albans Hertfordshire AL2 2QU	DC3 Conditional Permission
5/2019/1671	Retention of Building 23 and yard for a temporary period (resubmission following withdrawal of 5/2019/0272) at Building 23 Searches Farm Searches Lane Bedmond Hertfordshire St Albans	DC4 Refusal
5/2019/1177	Single storey rear extension with lantern light and garage conversion to habitable accommodation including roof alterations at 18 Acers Park Street St Albans Hertfordshire AL2 2BJ	DC3 Conditional Permission
5/2019/1742	Construction of a natural gas powered standby electricity generation unit with an export capacity of up to 6MW at Electricity Sub Station Old Parkbury Lane Colney Street Hertfordshire St Albans	DC3 Conditional Permission
5/2019/1857	Single storey side extension with rooflights at 90 Tippendell Lane Park Street St Albans Hertfordshire AL2 2HD	DC3 Conditional Permission
5/2019/2132	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 at Former HSBC Training Centre Smug Oak Lane Bricket Wood Hertfordshire AL2 3UE	Non Material Amendment Refuse
5/2019/0995	Single storey side extension at 21 Spielplatz Lye Lane Bricket Wood Hertfordshire AL2 3TD	Refusal
5/2019/1468	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 at 369 Watford Road Chiswell Green St Albans Hertfordshire AL2 3DD	DC3 Conditional Permission
5/2019/1778	Roof alterations including raising of ridge height and front and rear dormer windows to facilitate loft conversion to habitable roof accommodation, alterations to openings at 15 North Close Chiswell Green St Albans Hertfordshire AL2 3HB	DC3 Conditional Permission
5/2019/1651	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) at 16 Radlett Road Frogmore St Albans	Discharge of Condition - Partial
5/2019/1926	Front dormer window at 32 Seaman Close Park Street St Albans Hertfordshire AL2 2NX	DC3 Conditional Permission
5/2019/1204	Single storey side and rear extensions with lantern lights, loft conversion to habitable accommodation with front rooflight and front and rear dormer windows following removal of detached garage at 29 Stanley Avenue Chiswell Green St Albans Hertfordshire AL2 3AA	DC3 Conditional Permission
5/2019/1531	Discharge of Conditions 7 (hard and soft landscaping plan), 8 (soft landscaping works), 15 (ecology management plan), 20 (boundary treatment), 21 (site levels) and 23 (external lighting) 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	Discharge of Condition - Partial

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Decisions

Planning ref	Details	Decision
5/2019/1287	Demolition of existing garages and erection of a detached, three-bedroom dwelling with associated landscaping and parking at Land R/O 24 Mayflower Road Park Street St Albans Hertfordshire	DC3 Conditional Permission
5/2019/1486	Change of use of family dwelling to ten bedroom HMO following store and loft conversion to habitable accommodation, insertion of rooflights and rear dormer window, associated parking (retrospective) at 10 Slowmans Close Park Street St Albans Hertfordshire AL2 2DJ	DC3 Conditional Permission
5/2019/1356	Single storey rear extension with rooflights at 177 Watford Road Chiswell Green St Albans Hertfordshire AL2 3HG	DC3 Conditional Permission
5/2019/1847	Variation of Condition 2 (approved plans) to amend cladding, rear patio doors and add soil vent pipes 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	DC3 Conditional Permission
5/2019/1590	Variation of Condition 27 (off-site highway improvements) 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-ADDITIONAL PLANS at Land at Harperbury Hospital Harper Lane Shenley Hertfordshire Radlett WD7 9HQ	DC3 Conditional Permission
5/2019/1617	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 at Proposed Rail Freight Public Open Space And Community Forest Sites North Orbital Road Chiswell Green Hertfordshire St Albans	Approved
5/2019/1667	Single storey front extension and single storey rear extension with rooflights, loft conversion with rear dormer window and rooflights at 45 Claremont Bricket Wood Hertfordshire AL2 3LT	Refusal
5/2019/1740	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 at 14 Frogmore St Albans Hertfordshire AL2 2LH	Refusal
5/2019/1464	Discharge of Condition 10 (details of public footpaths, bridleways and multi user routes in Areas 1 to 8) 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 forestworks 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
5/2019/1709	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 at Building Research Establishment Bucknalls Lane Watford Hertfordshire WD25 9XX	Approval