

**St Stephen Parish Council - Planning List March 2020**  
**Issued 27/03/2020**

**Planning Applications**

The comments reproduced here were considered by Councillors via email during the coronavirus restrictions

<b>Planning Ref</b>	<b>Location</b>	<b>Proposal/Comments</b>	<b>Issued</b>	<b>Ward</b>
5/2020/0424	38 Ringway Road Park Street St Albans Herts AL2 2RB	Single storey rear extension with roof lantern - <b><u>no comment</u></b>	09-Mar	Park Street BP
5/2020/0410	6 Mount Drive Park Street St Albans Herts AL2 2NY	Single storey side extension following demolition of existing conservatory and alterations to openings - <b><u>no comment</u></b>	09-Mar	Park Street BP
5/2020/0492	7 Mount Drive Park Street Hertfordshire AL2 2NP	Raising and alteration of roof to crown roof form to facilitate loft conversion to habitable accommodation with rooflights and alterations to openings - <b><u>no comment</u></b>	09-Mar	Park Street BP
5/2020/0303	Kenwood House Harper Lane Shenley Herts Radlett WD7 7L111	Creation of earth bund (part retrospection) - <b><u>objection detrimental effect on Green Belt</u></b>	16-Mar	Park Street BP
5/2020/0555	Butter Foal Stud And Tack Shop Smug Oak Lane Bricket Wood Herts AL2 3PN	Construction of single storey detached dwelling with newly constructed fencing and gate, associated parking and landscaping, following demolition of existing building bungalow and shed - <b><u>objection, incompatible with the area and the use to which the land is presently put. The present buildings are purpose built for use as a stabling and should remain that way.</u></b>	20-Mar	Park Street BP
5/2020/0467	45 Claremont Bricket Wood Herts AL2 3LT	Single storey front extension, loft conversion with rear dormer window and front rooflights (resubmission following refusal of 5/2019/1667) - <b><u>no comment</u></b>	09-Mar	Bricket Wood DB
5/2020/0485	7 South Riding Bricket Wood, Herts AL2 3ND	Single storey side and rear extensions with rooflight following demolition of conservatory and alterations to openings - <b><u>no comment</u></b>	09-Mar	Bricket Wood DB
5/2020/0265	Willows Corner 5 Short Lane Bricket Wood Hertfordshire AL2 3SE	Single floor side extensions, rear conservatory and garage conversion - <b><u>no comment</u></b>	20-Mar	Bricket Wood DB

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5/2020/0576	94 Bucknalls Lane Garston Herts WD25 9NH	Single storey rear extension with roof lantern and alterations to openings at 94 Bucknalls Lane Garston Hertfordshire WD25 9NH <b><u>- no comment</u></b>	16-Mar	Bricket Wood	DK
5/2020/0457	193 Park Street Lane Park Street Herts AL2 2BA	Demolition of existing dwelling and construction of two, five bedroom detached houses with new vehicle crossover, alterations to existing access and associated landscaping (resubmission following refusal 5/2019/3005 dated 23/01/2020) <b><u>- no comment</u></b>	09-Mar	Park Street	DY
5/2020/0475	204 Park Street Lane Park Street St Albans Hertfordshire AL2 2AQ	Construction of one, three bedroom and two, four bedroom dwellings with associated works following demolition of bungalow <b><u>- objection, overdevelopment of site and an impingement of privacy to neighbouring properties</u></b>	09/03/2020	Park Street	BP
5/2020/0380	2 The Mall Park Street St Albans Herts AL2 2HT	Construction of four bedroom dwelling with habitable roof accommodation <b><u>- no comment</u></b>	16-Mar	Park Street	DY
5/2020/0400	10 Acers Park Street St Albans Herts AL2 2BJ	Garden shed (retrospective) <b><u>- no comment</u></b>	20-Mar	Park Street	DY
5/2020/0502	1 Hazel Road Park Street St Albans Hertfordshire AL2 2AH	Discharge of Condition 3 (samples of materials) of planning permission 5/2019/2197 dated 16/12/2019 for Demolition of bungalow and construction of replacement dwelling (resubmission following refusal of 5/2019/1073)	09-Mar	Park Street	
5/2020/0530	28 Park Street Lane Park Street St Albans Hertfordshire AL2 2JB	Discharge of Condition 5 (tree protection method statement) of planning permission 5/2019/3031 dated 27/02/2020 for Construction of garage and storage facility, new vehicle crossover, alterations to boundary wall and new access gate	09/03/2020	Park Street	
5/2020/0486	52 Bucknalls Drive Bricket Wood Hertfordshire AL2 3XL	Discharge of Condition 5 (hard and soft landscape) of planning permission 5/2019/3114 dated 14/02/2020 for Two storey dwelling following demolition of existing dormer bungalow (resubmission following approval of 5/2019/1526 dated 09/08/2019) at 52 Bucknalls Drive Bricket Wood Hertfordshire AL2 3XL	09-Mar	Bricket Wood	
5/2020/0582	Building Research Establishment Bucknalls Lane Watford Hertfordshire WD25 9XX	Discharge of Condition 24 (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	16-Mar	Bricket Wood	

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5/2020/0626	Former HSBC Training Centre Smug Oak Lane Bricket Wood AI2 3PN	Non Material Amendment - Redevelopment of the site to provide up to a total of 129 dwellings and garaging with access via Smug Oak Lane following demolition of the existing buildings, refurbishment and extension of Old Lodge to provide a single dwelling and refurbishment and extension of Hanstead House to provide 8 dwellings and garaging with access via Smug Oak Lane of planning permission 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 Hansted House to provide 8 dwellings and garaging (Class C3) with access via Smug Oak Lane (total number of dwellings 138) All matters reserved except for access (resubmission following refusal of 5/2013/2119)	23-Mar	Bricket Wood

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**Appeal Notifications**

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

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TP/2020/0149CA Holy Trinity Church 37 Frogmore St Albans Hertfordshire AL2 2JU	Oak (T1) - Reduce crown by 2m as the tree is in close proximity to the church building and is beginning to cause a negative impact, such as leaf litter blocking guttering. Holly (T2) - Fell as part of drop curb extension to allow minibus access to the church car park. <b><u>- no comment</u></b>	DY
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**Consultations**

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

Ref	Address	Decision

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**Certificate of Lawfulness**

<b>Planning ref</b>	<b>Details</b>	<b>Decisions</b>
5/2020/0259	Certificate of Lawfulness (proposed) - Single storey rear extension at 31 Maplefield Park Street St Albans Hertfordshire AL2 2BE	Refused
5/2020/0409	Certificate of Lawfulness (proposed) - Garage conversion at 6 Mount Drive Park Street St Albans Hertfordshire AL2 2NY	Proposed
5/2020/0500	Certificate of Lawfulness (proposed) - Conversion of loft to form habitable accommodation comprising dormer to rear, front rooflights, ground floor single storey extension (3m) to rear, conversion of existing rear garage into garden office and front timber open porch at 2 The Mall Park Street St Albans Hertfordshire AL2 2HT	Proposed
5/2020/0388	Certificate of Lawfulness (existing) - Alterations to front and rear elevations and alterations to hip roof at 70 Ringway Road Park Street Hertfordshire AL2 2RD	Proposed
5/2020/0056	Certificate of Lawfulness (existing) - Confirmation that planning permission 5/2015/2050 had commenced in accordance with planning conditions at Land Rear Of 85-91 Mayflower Road Park Street St Albans	Approved
5/2020/0589	Certificate of Lawfulness (proposed) - Amendments to openings and internal alterations at 65 Black Boy Wood Bricket Wood Herts AL2 3LW	Proposed
5/2020/0693	Certificate of Lawfulness (proposed) - Conversion of roof to bedroom at 32 Old Orchard Park Street St Albans Hertfordshire AL2 2QB	Proposed
5/2020/0624	Certificate of Lawfulness (existing) - The buildings labelled A, B, C, D and E on plan MPL-01 at Land Adjacent 12 Mount Pleasant Lane Bricket Wood Hertfordshire AL2 3XA	
5/2020/0134	Certificate of Lawfulness (proposed) - Conversion of existing loft space to habitable bedroom and ensuite shower room including rear dormer window at 83 Birchwood Way Park Street St Albans Herts AL2 2SF	Approved



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5/2020/0144	Certificate of Lawfulness (proposed) - Single storey garage side extension at 165 Watling Street Park Street St Albans Herts AL2 2NZ	Approved
5/2019/3215	Certificate of Lawfulness (proposed) - Construction of porch at 94 Bucknalls Lane Garston Hertfordshire WD25 9NH	Refused

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**Prior Notifications**

<b>Planning Ref</b>	<b>Details</b>	<b>Decision</b>
5/2019/3112	Prior Notification - Single storey rear extension 3.15m in height x 4.88m in depth with 2.678m height to eaves and extending 8m in total beyond the rear wall of the original dwelling at 94 Bucknalls Lane Garston Hertfordshire WD25 9NH	CS Prior approval required and refused
5/2020/0603	Prior Notification - Single storey rear extension 3m in height x 8m in depth with 3m height to eaves at The Bluebells Station Road Bricket Wood Hertfordshire AL2 3PQ	Proposed
5/2020/0623	Prior Notification - Single storey rear extension 2.77m in height x 5.01m in depth with 2.77m height to eaves at 9 Willow Way Chiswell Green St Albans Hertfordshire AL2 3DQ	Proposed
5/2020/0320	Prior Notification - Single storey rear extension 6m in depth x 3.2m in height with 3m height to eaves at 105 Harper Lane Shenley Radlett Hertfordshire WD7 9HG	CS Prior approval required and refused
5/2019/2795	Single storey front extension and alterations to openings at Little Oaks Lye Lane Bricket Wood Hertfordshire AL2 3TE	DC3 Conditional Permission

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**Decisions**

<b>Planning ref</b>	<b>Details</b>	<b>Decision</b>
5/2019/3031	Construction of garage and storage facility, new vehicle crossover, alterations to boundary wall and new access gate at 28 Park Street Lane Park Street Hertfordshire AL2 2JB	DC3 Conditional Permission
5/2019/3229	Demolition of garage and construction of two storey side and single storey rear extension at 10 Dell Rise Park Street St Albans AL2 2QJ	DC3 Conditional Permission
5/2020/0124	Discharge of Condition 6 a - i (hard and soft landscape works) of planning permission 5/2019/1904 dated 22/10/2019 for Demolition of existing building and construction of replacement dwelling with detached garage at Old Lodge HSBC Training Centre Drop Lane Hertfordshire Bricket Wood AL2 3PL	Discharge of Condition - Approved
5/2019/3030	One, three bedroom bungalow, new bin store, double garage, reception, delivery building, gate, barrier and resurfaced car parking area following demolition of five buildings/ stores at Spielplatz Lye Lane Bricket Wood Hertfordshire AL2 3TD	DC3 Conditional Permission
5/2020/0062	Single storey side garage following demolition of detached garage at Little Barn Harper Lane Shenley Hertfordshire Radlett WD7 7HY	DC3 Conditional Permission
5/2020/0027	Single storey rear extension with lantern light, alteration to opening and new openings to side at 26a Farringford Close Chiswell Green St Albans Hertfordshire AL2 3HS	DC3 Conditional Permission
5/2020/0100	Conversion of approved two storey side extension of planning permission 5/2019/2273 dated 05/11/2019 to one bedroom dwelling at 71 Chiswell Green Lane St Albans Hertfordshire AL2 3AL	Withdrawn
5/2019/2894	Two storey rear extension, insertion of four dormer windows to replace existing rooflights at Little Oaks Lye Lane Bricket Wood Herts AL2 3TE	DC4 Refusal
5/2019/2795	Single storey front extension and alterations to openings at Little Oaks Lye Lane Bricket Wood Hertfordshire AL2 3TE	DC3 Conditional Permission

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**Decisions**

<b>Planning ref</b>	<b>Details</b>	<b>Decision</b>
5/2019/3245	Demolition of existing garage, division of existing plot to provide a four bedroom detached dwelling with associated landscaping works, new parking and widening of existing front crossover (resubmission following withdrawal of 5/2019/2613) at 2 Carisbrooke Road Chiswell Green St Albans Hertfordshire AL2 3HR	DC3 Conditional Permission
5/2020/0052	Garage conversion and alterations to openings at 4 Turnberry Drive Bricket Wood Hertfordshire AL2 3UF	DC3 Conditional Permission
5/2020/0135	Variation of Condition 7 (site survey) to change the initial wording of planning permission 5/2016/2054 dated 02/03/2017 for Change of use from mixed use Class B2 (joinery workshops) and Class D2 (gun clubhouse) to Class C3 (residential) to create one, three bedroom and two, two bedroom dwellings, alterations to openings and associated landscaping and parking at Searches Farm Searches Lane Bedmond Hertfordshire St Albans WD5 0SB	Withdrawn
5/2020/0017	Single storey front extension, garage conversion into habitable accommodation and alterations to openings at 91 Claremont Bricket Wood Hertfordshire AL2 3LU	DC3 Conditional Permission
5/2020/0147	Single storey side / rear extension following demolition of existing detached outbuilding, alterations to windows and addition of new side access door, replacement rear terrace with raised beds and steps to rear garden at 165 Watling Street Park Street St Albans Herts AL2 2NZ	DC3 Conditional Permission
5/2019/3068	Advertisement consent - One non illuminated fascia sign and retention of one externally illuminated free standing sign at 216 Watford Road Chiswell Green St Albans Hertfordshire AL2 3EA	AC3 Advert - Extra Conditions
5/2019/3122	Loft conversion with front and two side dormer windows, removal of chimney breast and juliette balcony at 94 Bucknalls Lane Garston Hertfordshire WD25 9NH	DC3 Conditional Permission