

**St Stephen Parish Council - Planning List February 2020**  
**Planning Committee 27 February 2020**

**Planning Applications**

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

<b>Planning Ref</b>	<b>Location</b>	<b>Proposal/Comments</b>	<b>Issued</b>	<b>Ward</b>
5/2020/0147	165 Watling Street Park Street St Albans Hertfordshire AL2 2NZ	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. <b><u>- the Parish Council have considered this application and made no comment</u></b>	03-Feb	Park Street
5/2020/0279	28 Park Street Lane Park Street St Albans Hertfordshire AL2 2JB	Single storey rear extension, raising and alterations to roof with rear dormer windows to accommodate loft conversion, installation of rooflights and alterations to openings <b><u>- the Parish Council have considered this application and made no comment</u></b>	12-Feb	Park Street
5/2020/0205	21 Radlett Road Frogmore St Albans Herts AL2 2JX	Single storey front, part single, part two storey side and rear extensions and removal of chimney stack <b><u>Objection - overdevelopment of plot and obstruction of light to neighbouring property.</u></b>	14-Feb	Park Street
5/2020/0017	91 Claremont Bricket Wood Hertfordshire AL2 3LU	Single storey front extension, garage conversion into habitable accommodation and alterations to opening <b><u>- the Parish Council have considered this application and made no comment</u></b>	03/02/2020	Bricket Wood
5/2020/0265	Willows Corner 5 Short Lane Bricket Wood Hertfordshire AL2 3SE	Single floor side extensions, rear conservatory and garage conversion <b><u>- the Parish Council have considered this application and made no comment</u></b>	12-Feb	Bricket Wood
5/2020/0250	Building 14 Building Research Establishment Bucknalls Lane Hertfordshire Garston	Construction of an external scrubber plant, chimney and associated works, related to the proposed installation of a portable testing furnace <b><u>- Objection - concern over the emissions, no recent air monitoring information so insufficient technical data available. Proximity of local school. If approved regular monitoring of air quality by SADC environmental health.</u></b>	12-Feb	Bricket Wood
5/2020/0298	48 Oakwood Road Bricket Wood Hertfordshire AL2 3PX	Reconfiguration and extension of roof to provide first floor accommodation with juliette balconies to rear, front infill extension, new porch canopy, raising of chimney stack, demolition of existing conservatory, alterations to opening <b><u>- the Parish Council have considered this application and made no comment</u></b>	14-Feb	Bricket Wood

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5/2020/0262	36 Burston Drive Park Street St Albans AL2 2HP	Demolition of dwelling and construction of four, three bedroom dwellings with associated parking and landscaping - <b><u>Objection - overdevelopment (being called in so will be considered at SADC planning meeting if officer approves)</u></b>	12/02/2020	Park Street
5/2020/0217	51 Spooners Drive Park Street St Albans Hertfordshire AL2 2HX	Two storey front and side, part single, part two storey rear extensions with rooflights following demolition of existing garage and shed - <b><u>Object unless Permitted Development rights are withdrawn to ensure no windows are introduced</u></b>	14-Feb	Park Street
5/2020/0361	Winslo House 200 Radlett Road Frogmore Hertfordshire St Albans AL2 2EN	Part demolition of existing extensions and erection of single storey side and rear and first floor extension with rooflights and alteration to openings - <b><u>No comment if guidelines on extensions in Green Belt are not breached, otherwise object on Green Belt grounds.</u></b>	21-Feb	Park Street
5/2019/3068	216 Watford Road Chiswell Green St Albans Hertfordshire AL2 3EA	Advertisement consent - One non illuminated fascia sign and retention of one externally illuminated free standing sign - <b><u>the Parish Council have considered this application and made no comment</u></b>	03-Feb	Chiswell Green
5/2019/2751	16 Laburnum Grove Chiswell Green St Albans Hertfordshire AL2 3HQ	Amended Plans - Part first floor, part two storey side extension, part single, part two storey rear extension with rooflights, new raised patio, alterations to openings - <b><u>the Parish Council have considered this application and made no comment</u></b>	14-Feb	Chiswell Green
5/2020/0135	Searches Farm Searches Lane Bedmond St Albans Hertfordshire WD5 0SB	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 - <b><u>no comment</u></b>	03-Feb	Chiswell Green

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5/2020/0272	HSBC Training Centre Smug Oak Lane Bricket Wood Hertfordshire	Discharge of Condition 2 (hard and soft landscape) 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>	12-Feb	Bricket Wood
5/2020/0321	Electricity Sub Station Old Parkbury Lane Colney Street St Albans	Discharge of Condition 3 (fences and gates) of planning permission 5/2019/1742 dated 06/09/2019 for Construction of a natural gas powered standby electricity generation unit with an export capacity of up to 6MW <b><u>- no comment</u></b>	14-Feb	Park Street
5/2020/0269	Land Rear Of 53 And 55 How Wood Park Street St Albans Hertfordshire	Variation of Condition 3 (materials) add materials to those already approved, 7 (hard and soft landscape works) add a wall or fence to the east elevation of planning permission 5/2019/0936 dated 02/08/2019 for Construction of one, four bedroom detached dwelling <b><u>- no comment</u></b>	14-Feb	Park Street

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5/2020/0374	HSBC Training Centre Smug Oak Lane Bricket Wood Hertfordshire	Discharge of Condition 2 (soft landscape works) of planning permission 5/2019/2013 dated 22/11/2019 for 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>	21-Feb	Bricket Wood
5/2020/0375	HSBC Training Centre Smug Oak Lane Bricket Wood Hertfordshire	Discharge of Condition 3 (trees) of planning permission 5/2019/2013 dated 22/11/2019 for 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>	21-Feb	Bricket Wood

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5/2020/0416	Land Between 2 And 16 Radlett Road Frogmore St Albans Herts AL2 2LF	Discharge of Conditions 3 (material), 4 (tree protection), 5 (ecological enhancements), 6 (contamination), 11 (highway access), 12 (parking spaces), 14 (floor and slab levels), 15 (piling), 16 (fire hydrant), 17 (windows) and 18 (surface water) of planning permission 5/2019/0223 dated 18/04/2019 for Construction of three, three bedroom terraced houses with associated parking and landscaping, alterations to existing access from highway - <b><u>no comment</u></b>	21-Feb	Park Street

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**Appeal Notifications**

<b>Planning Number</b>	<b>Address</b>	<b>Deadline</b>
5/2019/2036	47 & 49 Mayflower Road, Park Street, St Albans, Herts, AL2 2QN	26-Mar-20

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**Tree Applications**

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TP/2020/0062 CA Rose Cottage School Lane Bricket Wood Hertfordshire AL2 3XS	T2 - Cherry (Japanese) - Remove. The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability - <b><u>no comment</u></b>
TP/2020/0079 TPO1666 4 Black Green Wood Close Park Street St Albans Hertfordshire AL2 2AE	TPO1666 W1(T1)Mature Oak -Fell as the tree has multiple wounds consistent with Acute Oak Decline and near the property/over the garden. (T2) Mature Oak- Crown thin by 20% achieved by selectively removing branches no larger than 100mm diameter and no longer than 2m.(T3) Mature Oak- As T2. Reasons: more light penetration to the garden and rear property area - <b><u>Strongly object to any work not deemed essential by SADC's arboriculturists</u></b>
TP/2020/0114 CA Holy Trinity Church Frogmore St Albans Hertfordshire AL2 2JU	Oak (T1) and Holly (T2) - fell as part of entrance widening works to allow access for a minibus - <b><u>Strongly object unless work is deemed necessary by SADC' s arboriculturists</u></b>

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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>
5/2020/0134	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 Hertfordshire AL2 2SF	Proposed
5/2020/0144	Certificate of Lawfulness (proposed) - Single storey garage side extension at 165 Watling Street Park Street St Albans Hertfordshire AL2 2NZ	Proposed
5/2019/3215	Certificate of Lawfulness (proposed) - Construction of porch at 94 Bucknalls Lane Garston Hertfordshire WD25 9NH	Proposed
5/2020/0257	Certificate of Lawfulness (proposed) - Hip to gable and rear dormer loft conversion at 11 Tippendell Lane Chiswell Green St Albans Hertfordshire AL2 3HJ	Proposed
5/2020/0071	Certificate of Lawfulness (proposed) - Single storey side extension at The Bluebells Station Road Bricket Wood Hertfordshire AL2 3PQ	Approved
5/2019/2836	Certificate of Lawfulness (proposed) - Rear dormer window and hip to gable conversion at 29 Driftwood Avenue Chiswell Green St Albans Hertfordshire AL2 3DE	Approved
5/2020/0259	Certificate of Lawfulness (proposed) - Single storey rear extension at 31 Maplefield Park Street St Albans Hertfordshire AL2 2BE	Proposed

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**Prior Notifications**

<b>Planning Ref</b>	<b>Details</b>	<b>Decision</b>
5/2019/3212	Prior Notification - Single storey rear extension 4.61m in depth x 2.79m in height with 2.53m height to eaves at 29 Driftwood Avenue Chiswell Green St Albans Hertfordshire AL2 3DE	NCS Prior approval required and given
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	Proposed
5/2020/0405	Prior Notification - Single storey rear extension 4.5m in depth x 3m in height with 3m height to eaves at 27 Laburnum Grove Chiswell Green St Albans Hertfordshire AL2 3HQ	Proposed
5/2020/0406	Prior Approval - Change of use from agriculture to flexible commercial use at Stable Hanrox Meadow Blunts Lane St Albans Potters Crouch Hertfordshire	Proposed
5/2019/3108	Prior Notification - Single storey rear extension 4m in height x 6m in depth with 2.3m height to eaves at 23 Ragged Hall Lane Chiswell Green St Albans Hertfordshire AL2 3LB	Withdrawn

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**Decisions**

<b>Planning ref</b>	<b>Details</b>	<b>Decision</b>
5/2019/1343	Change of use from Class C2 (residential institution) to Class C3 (dwellinghouses), two storey extension, raising of ridge height to incorporate parapet roof extension with rooflights and dormer windows, roof terrace at first floor level and alterations to openings to create eleven, 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
5/2019/2834	Single storey front and rear extensions and new rear dormer window at 202b Park Street Lane Park Street St Albans Hertfordshire AL2 2AQ	DC3 Conditional Permission
5/2019/2965	Single storey side extension with front bay window following demolition of detached garage at 73 Orchard Drive Park Street St Albans Hertfordshire AL2 2QH	DC3 Conditional Permission
5/2019/2701	Demolition of detached garage, replacement front porch, single storey rear extension with lantern rooflight and alterations to openings at 20 Hammers Gate Chiswell Green St Albans Hertfordshire AL2 3DZ	DC3 Conditional Permission
5/2019/3213	Discharge of Condition 8 (written scheme of investigation) of 5/2016/2079 dated 02/03/2017 for Listed Building consent - Works associated with the change of use from Class B2 (joinery workshop) and Class D2 (gun clubhouse) to create one, three bedroom and two, one bedroom dwellings at Searches Farm Searches Lane Bedmond Hertfordshire St Albans WD5 0SB	Approved
5/2019/2888	Demolition of garage and outbuilding and construction of part single, part two storey side and rear extension, front porch and extension to hardstanding at 50 Spooners Drive Park Street St Albans AL2 2HL	DC3 Conditional Permission
5/2019/3079	Part single, part two storey side extension and single storey rear extension following demolition of existing detached garage (resubmission following refusal of 5/2019/2041) at 74 Radlett Road Frogmore St Albans Hertfordshire AL2 2LB	DC4 Refusal
5/2019/3163	Partial garage conversion, alterations to openings and installation of rooflights at 29 Forge End Chiswell Green St Albans AL2 3EQ	DC3 Conditional Permission

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**Decisions**

<b>Planning ref</b>	<b>Details</b>	<b>Decision</b>
5/2019/2712	Single storey front and rear extensions following demolition of existing conservatory, raising of ridge height to incorporate loft conversion with rear dormer window, Juliette balcony and rooflights, alterations to openings at 106 Radlett Road Frogmore St Albans AL2 2LB	DC3 Conditional Permission
5/2019/2936	New rear garden room (retrospective) at 38 Orchard Drive Park Street St Albans Hertfordshire AL2 2QG	DC3 Conditional Permission
5/2019/3140	Discharge of Conditions 3 (external material samples), 4 (vehicular access), 9 (hard and soft landscape) and 10 (existing levels and proposed slab and ground levels) of planning permission 5/2018/3376 dated 31/07/2019 for 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 Herts	Discharge of Condition - Partial
5/2019/3151	Installation of rear rooflights and alterations to openings at 19 Branch Road Park Street St Albans Hertfordshire AL2 2LU	DC3 Conditional Permission
5/2019/3171	Discharge of Condition 11 (remediation statement) 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 Herts	Discharge of Condition - Approved
5/2019/3128	Outline application (all matters reserved) - Demolition of dwelling and construction of apartment block consisting of four one bedroom and four two bedroom apartments with associated parking at 352 Watford Road Chiswell Green St Albans Hertfordshire AL2 3DR	DC4 Refusal
5/2019/3175	Single storey side and rear extensions following demolition, insertion of four rooflights and alterations to openings at 24 North Riding Bricket Wood Hertfordshire AL2 3LH	DC3 Conditional Permission
5/2019/3226	Discharge of Condition 6 (hard and soft landscape) of planning permission 5/2019/1526 dated 09/08/2019 for Two storey dwelling following demolition of existing dormer bungalow at 52 Bucknalls Drive Bricket Wood Herts AL2 3XL	Withdrawn

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<b>Planning ref</b>	<b>Details</b>	<b>Decision</b>
5/2020/0030	Discharge of Condition 12 (construction management plan) of planning permission 5/2017/2592 dated 02/02/2018 for Outline application - (access, layout and scale) - Construction of one, two bedroom dwelling (resubmission following withdrawal of 5/2017/1153) at 10 Jordans Way Bricket Wood Herts AL2 3SL	Discharge of Condition - Partial
5/2019/3233	Single storey rear extension with roof lantern following demolition of conservatory, hip to gable roof extension with rooflights to facilitate loft conversion to habitable accommodation (resubmission following refusal of 5/2019/2651) at 4 Black Green Wood Close Park Street St Albans Hertfordshire AL2 2A	DC3 Conditional Permission
5/2020/0070	Discharge of Condition 4 (material samples) of planning permission 5/2019/2013 dated 22/11/2019 for 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 at Former HSBC Training Centre Smug Oak Lane Bricket Wood Hertfordshire	Discharge of Condition - Partial
5/2019/3114	Two storey dwelling following demolition of existing dormer bungalow (resubmission following approval of 5/2019/1526 dated 09/082019) at 52 Bucknalls Drive Bricket Wood Hertfordshire AL2 3XL	DC3 Conditional Permission
5/2020/0051	Discharge of Conditions 9 (doors and windows) and 12 (finishes) of Listed Building consent 5/2016/2079 dated 02/03/2017 for Works associated with the change of use from Class B2 (joinery workshop) and Class D2 (gun clubhouse) to create one, three bedroom and two, one bedroom dwellings at Searches Farm Searches Lane Bedmond Hertfordshire St Albans WD5 0SB	Approved