

**St Stephen Parish Council - Planning List July 2020**  
**Considered by Planning Committee 30 July 2020**

**Planning Applications**

The comments reproduced here were agreed by the Planning Committee on 30 July 2020

<b>Planning Ref</b>	<b>Location</b>	<b>Proposal/Comments</b>	<b>Issued</b>	<b>Ward</b>
5/2020/1141	23 Radlett Road Frogmore St Albans AL2 2JX	Dropped kerb - <b><u>the Parish Council has considered this application and makes no comment</u></b>	06-Jul	Park Street
5/2020/1252	112 Park Street Lane Park Street Hertfordshire AL2 2JG	Single storey front and side extension following removal of garage (resubmission following approval of 5/2019/0816 dated 25/07/2019) - retrospective - <b><u>the Parish Council has considered this application and makes no comment</u></b>	06-Jul	Park Street
5/2020/1259	Houndswood Stables Houndswood Farm Harper Lane Radlett WD7 7HU	Demolition of stables and storage building and construction of three detached dwellings with parking, landscaping and associated work - <b><u>the Parish Council does not object to the application, but would have preferred to see a better, more appropriate design</u></b>	13-Jul	Park Street
5/2020/1357	70 Ringway Road Park Street St Albans Herts AL2 2R	Alterations to front and rear elevations and alterations to hip roof (retrospective) - <b><u>the Parish Council has considered this application and makes no comment</u></b>	06-Jul	Park Street
5/2020/1413	28 Mayflower Road Park Street Hertfordshire AI2 2Qr	Single storey front and rear extensions following demolition of existing rear conservatory, alterations of existing ridge from hip to gable with extension to existing habitable loft space, alterations to openings - <b><u>the Parish Council has considered this application and makes no comment</u></b>	24-Jul	Park Street
5/2020/1461	14 Woodside Road Bricket Wood Herts AL2 3QL	Single storey side and rear extensions with rooflights and removal of chimney stack - <b><u>the Parish Council has considered this application and makes no comment</u></b>	17-Jul	Bricket Wood
5/2020/1390	27 Newlyn Close Bricket Wood AL2 3UP	First floor rear dormer extension with pitched roof and single storey rear extension with lantern light - <b><u>the Parish Council has considered this application and makes no comment</u></b>	13-Jul	Bricket Wood
5/2020/1416	8 Jordans Way Bricket Wood Hertfordshire AL2 3SL	Single storey side and rear extensions following demolition of detached garage and store, alterations to roof to facilitate loft conversion to habitable accommodation with rear dormer window and Juliette balconies, front and rear rooflights, removal of chimney - <b><u>the Parish Council has considered this application and makes no comment</u></b>	24-Jul	Bricket Wood

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5/2020/1141	23 Radlett Road Frogmore St Albans AL2 2JX	Dropped kerb - <b><u>the Parish Council has considered this application and makes no comment</u></b>	06-Jul	Park Street
5/2020/1255	147 Watling Street Park Street St Albans AL2 2NZ	First floor side, single storey rear extension - <b><u>the Parish Council has considered this application and makes no comment</u></b>	06-Jul	Park Street
5/2020/1312	2 Acers Park Street St Albans Herts AL2 2BJ	Part single, part two storey rear extension, single storey front extension and installation of new openings - <b><u>No comment unless the loss of light to the kitchen of 4 Acers is to the sole window serving the room, otherwise object.</u></b>	06-Jul	Park Street
5/2020/1406	Former HSBC Training Centre Smug Oak Lane Bricket Wood AL2 3PN	Non Material Amendment - Amendments to approved boundary railings 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) - <b><u>no comment</u></b>	06/07/2020	Bricket Wood
5/2020/1540	8 Burydell Lane Park Street St Albans AL2 2PQ	Construction of garden outbuilding - <b><u>the Parish Council has considered this application and makes no comment</u></b>	24-Jul	Park Street
5/2020/1339	403 Watford Road Chiswell Green St Albans Hertfordshire AL2 3DY	Raising of ridge height to facilitate loft conversion to habitable accommodation with front and rear dormer windows and front rooflights - <b><u>Objection - detrimental effect on the street scene</u></b>	17-Jul	Chiswell Green
5/2020/1470	Hanrox Meadow Blunts Lane Potters Crouch Herts St Albans AL2 3NJ	Construction of two agricultural storage and fisherman lodge buildings - <b><u>Objection - inappropriate development in the greenbelt</u></b>	17-Jul	Chiswell Green

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5/2020/1141	23 Radlett Road Frogmore St Albans AL2 2JX	Dropped kerb - <b><u>the Parish Council has considered this application and makes no comment</u></b>	06-Jul	Park Street
5/2020/1378	10 Jordans Way Bricket Wood Hertfordshire AL2 3S	Discharge of Conditions 4 (landscaping), 5 (tree planting), 6 (soft landscape), 7 (hard and soft landscape), 8 (materials), 9 (no enlargement or extension) and 14 (windows) 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) - <b><u>no comment</u></b>	06-Jul	Bricket Wood
5/2020/1589	Kingsley Green Harper Lane Shenley Radlett Hertfordshire WD7 9HQ	Non Material Amendment -Alteration to openings, colour of fencing changed from grey to dark green, slight increase of parapet wall of planning permission 5/2019/2159 dated 15/10/2019 for Single storey side/rear extension with enclosed garden and rear condenser enclosure - <b><u>no comment</u></b>	17-Jul	Park Street
5/2020/1613	Harperbury Hospital Harper Lane Radlett Shenley Hertfordshire WD7 9HH	Discharge of Condition 23 (traffic monitoring) of planning permission 5/2019/1590 dated 02/10/2019 for 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 - <b><u>no comment</u></b>	27-Jul	Park Street

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**Appeal Notifications**

<b>Planning Number</b>	<b>Address</b>	<b>Deadline</b>
5/2019/2182	1 Station Terrace, Park Street, St Albans, Hertfordshire, AL2 2PY	29-Jul-20
5/2019/2333	Queen Elizabeth The Queen Mother Centre, Station Road, Bricket Wood,	04/08/2020

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**Tree Applications**

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Application Number/Address	Details
TP/2020/0402 Rose Cottage School Lane Bricket Wood Hertfordshire AL2 3XS	Oak (T3 on site plan showing land fronting address from School Lane) Fell to ground level. 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>Strong Objection - tree is important to setting, keep if possible</u></b>
TP/2020/0421 46 Park Street St Albans Hertfordshire AL2 2PT	3 x Ash trees in rear garden of property -fell as close to ground level as possible. <b><u>Strong Objection , one of the conditions of building this terrace of houses was that certain of the trees remain</u></b>
TP/2020/0425 TPO1527 Hanstead House Former HSBC Training Centre Smug Oak Lane Bricket Wood Hertfordshire AL2 3P	Corsican Pine Number 38 on plan submitted Due to tree being struck by lightening, 1 large limb has broken away from the main body of trunk. Tree surgeon has noticed rotting inside the trunk and therefore the remaining 3 limbs are to be removed and tree felled to ground level and stump removed. - <b><u>the Parish Council has considered this application and makes no comment</u></b>
TP/2020/0430 TPO 1364 175 Mount Pleasant Lane Bricket Wood Hertfordshire AL2 3XW	We wish to apply for the removal of 1 x Oak (G1), rear of property under a 5 day notice as this tree is dead. Also to trim round all the hedges (not affected by a TPO or Conservation Area) along the boundaries - the resident has received a letter from HCC requesting this work is done urgently - copy attached - <b><u>the Parish Council has considered this application and makes no comment</u></b>

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**Consultations**

<b>Subject</b>	<b>Organisation</b>	<b>Deadline for comment</b>
Telecommunications site located at BRE Campus, Building 3, Watford, Hertfordshire, WD25 9BA Upgrade to this existing installation to improve network coverage within the surrounding area	Waldon Telecom Ltd. (for and on behalf of Cornerstone and Vodafone Ltd)	14-Jul-20

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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>
5/2020/1260	Certificate of Lawfulness (existing) - The buildings labelled A, B, C, D and E on plan MPL-01 (resubmission following refusal of 5/2020/0624) at Land Adjacent 12 Mount Pleasant Lane Bricket Wood AL2 3XA	Proposed
5/2020/1454	Certificate of Lawfulness (proposed) - Small rear infill L shaped extension 3m x 3m single story 2.8 high, to bring forward existing bifold doors at 37 Long Fallow Chiswell Green St Albans AL2 3ED	Proposed
5/2020/0986	Certificate of Lawfulness (proposed) - Addition of rear roof dormer window, front skylight windows, alteration to openings & removal of existing rear chimney at 28 Seaman Close Park Street St Albans Hertfordshire AL2 2NX	Approved
5/2020/1232	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 09/082019) at 52 Bucknalls Drive Bricket Wood Hertfordshire AL2 3XL	Approved
5/2020/1418	Certificate of Lawfulness (existing) - Builders Yard at The Yard to the Rear of Wexhams Lye Lane St Albans Hertfordshire AL2 3TB	Proposed
5/2020/0730	Certificate of Lawfulness (existing) - Operational development comprising the retention of a building, identified as building 7 at The Barn Winslo House 200 Radlett Road St Albans Frogmore AL2 2EN	Approved
5/2020/0728	Certificate of Lawfulness (existing) - Operational development comprising the retention of a building, identified as building 8 at The Barn Winslo House 200 Radlett Road Frogmore St Albans AL2 2EN	Approved
5/2020/1029	Certificate of Lawfulness (proposed) - Creation of new single storey rear extension and rear roof dormer extension, together with installation of new/replacement windows at 89 Mayflower Road Park Street AL2 2QN	Refused
5/2020/1599	Certificate of Lawfulness (Proposed) -new ancillary outbuilding; see planning statement at Wayside Noke Lane St Albans AL2 3NX	Proposed
5/2020/1393	Certificate of Lawfulness (existing) -The continuous (in excess of 10 years) and ongoing occupation of the dwelling house by occupiers that do not fall under any part of the description contained within the Agricultural Occupancy Condition (Condition 5) of planning permission 5/03/076. at High View Chequers Lane Garston WD25 0GR	Proposed
5/2020/1260	Certificate of Lawfulness (existing) - The buildings labelled A, B, C, D and E on plan MPL-01 (resubmission following refusal of 5/2020/0624) at Land Adjacent 12 Mount Pleasant Lane Bricket Wood AL2 3XA	Refused



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**Prior Notifications**

<b>Planning Ref</b>	<b>Details</b>	<b>Decision</b>
5/2020/1439	Prior Notification - Single storey rear extension 4.5m in depth x 3.0m in height with 3.0m height to eaves at 181 Watford Road Chiswell Green St Albans AL2 3HG	Proposed
5/2020/1437	Prior Notification - Single storey rear extension 6.0m in depth x 3.7m in height with 2.7m height to eaves at 6 West Avenue Chiswell Green St Albans AL2 3HF	Proposed
5/2020/1517	Prior Notification -Single storey rear extension 3.4m in height x 5.085m in depth with 2.5m height to eaves at 13 Magnolia Close Park Street St Albans Hertfordshire AL2 2PP	Proposed
5/2020/1570	Prior Notification -Single storey rear extension 7.65 in depth x 2.85m in height x 2.85m in height to the eaves at 10 Chiswell Green Lane St Albans Hertfordshire AL2 3AN	Proposed
5/2020/1214	Prior Notification - Single storey rear extension 6m in depth x 3.40m in height x 3m in height to the eaves at 248 Watford Road Chiswell Green St Albans Hertfordshire AL2 3DL	NCS Prior approval not required

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**Decisions**

<b>Planning ref</b>	<b>Details</b>	<b>Decision</b>
5/2020/0940	Single storey rear infill extension and extensions to existing habitable loft space and existing rear dormer window with new rear gable, new side dormer windows and new rooflights at 30 Mayflower Road Park Street St Albans Herts AL2 2QR	DC3 Conditional Permission
5/2020/0991	Part single, part two storey rear extension following demolition of existing rear extension at 105 Harper Lane Shenley Radlett Hertfordshire WD7 9HG	DC4 Refusal
5/2020/1133	Non Material Amendment - Amendments to the approved boundary fencing 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) at Former HSBC Training Centre Smug Oak Lane Bricket Wood	Refusal
5/2020/0968	Single storey rear extension with lantern light following demolition of existing conservatory, single storey front extension, alterations to opening. at 32 Laburnum Grove Chiswell Green Hertfordshire AL2 3HQ	DC3 Conditional Permission
5/2020/0078	Discharge of Condition 10 (hard and soft landscape) 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) at Former HSBC Training Centre Smug Oak Lane Bricket Wood	Approved

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**Decisions**

Planning ref	Details	Decision
5/2020/0555	Construction of single storey detached dwelling with newly constructed fencing and gate, associated parking and landscaping, following demolition of existing retail shop and associated outbuilding. at Butter Foal Stud And Tack Shop Smug Oak Lane Bricket Wood Hertfordshire AL2 3PN	DC3 Conditional Permission
5/2020/1000	Loft conversion with front and rear dormer windows and rooflights, single storey rear extension with lantern light, single storey side extension with extension of roof to adjoin existing detached garage, removal of chimney stack, repositioning of front door with porch canopy, alterations to openings at 28 Seaman Close Park Street St Albans Hertfordshire AL2 2NX	DC3 Conditional Permission
5/2020/1136	Discharge of Conditions 3 (materials) and 8 (hard and soft landscape) of planning permission 5/2020/0457 dated 16/04/2020 for 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) at 193 Park Street Lane Park Street St Albans Hertfordshire AL2 2BA	Partial
5/2020/1406	Non Material Amendment - Amendments to approved boundary railings 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) at Former HSBC Training Centre Smug Oak Lane Bricket Wood	Approved
5/2020/0593	Change of use from sui generis (bicycle shop) to Class A3/A5 (restaurant/takeaway) new opening to rear and installation of extractor system at 97 Old Watford Rd AL2 3UN	Refusal
5/2020/0787	Two storey front, first floor, and part single, part two storey rear extensions with raising and alteration of roof to crown roof form, alterations to openings at 49 Bucknalls Drive Bricket Wood Hertfordshire AL2 3XJ	DC3 Conditional Permission