

St Stephen Parish Council - Planning List August 2020
Planning Committee 3 September 2020

Planning Applications

The comments reproduced here were agreed by the Planning Committee on 3 September 2020

Planning Ref	Location	Proposal/Comments	Issued	Ward
5/2020/1603	12 Dell Rise Park Street St Albans Herts AL2 2QJ	Partial demolition of garage and construction of two storey side and single storey front extension	10-Aug	Park Street
5/2020/1737	23 How Wood Park Street St Albans Herts AL2 2QY	Conversion of townhouse into one, one bedroom and one three bedroom flats	21-Aug	Park Street
5/2020/1769	136 Park Street Lane Park Street St Albans Hertfordshire AI2 2AU	Single storey rear extension with rooflights	28-Aug	Park Street
5/2020/1650	Land R/O 6 Broad Acre Bricket Wood Hertfordshire	Construction of three bedroom dwelling with associated landscaping and parking - <u>Objection - upper storey not in keeping with surrounding properties. Loss of privacy to adjacent houses' amenity space</u>	10-Aug	Bricket Wood
5/2020/1546	Former Hsbc Training Centre Smug Oak Lane Bricket Wood Hertfordshire	Replacement boundary fence - <u>Objection, unless the fence type is appropriate to agricultural setting, ie stock netting</u>	13-Aug	Bricket Wood
5/2020/1834	Hanstead Park Smug Oak Lane Bricket Wood Hertfordshire AI2 3UE	Notice of an application to modify a planning obligation: Deferral of pre occupation payment clause of S106 agreement dated 11/03/2016 relating to 5/2014/3250 <u>Objection - this investment, for Woodbury Field green space, is required asap as families are moving in and requiring local play facilities.</u>	28-Aug	Bricket Wood
5/2020/1628	Woodland Edge Drop Lane Bricket Wood AL2 3TX	Change of use of agricultural land to equestrian (retrospective) <u>Objection - inappropriate development in Green Belt with no Very Special Circumstances.</u>	10-Aug	Bricket Wood
5/2020/1665	34 North Riding Bricket Wood Hertfordshire AL2 3LH	Construction of a two bedroom detached dwelling with associated car parking and landscaping and alterations to access gate following demolition of existing garage and shed <u>Objection - overdevelopment of plot</u>	10-Aug	Bricket Wood

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5/2020/1675	97 Old Watford Road Bricket Wood Hertfordshire AL2 3UN	Change of use from Sui Generis (bicycle shop) to Class A3/A5 (restaurant/takeaway) new opening to rear and installation of extractor system (resubmission following refusal of 5/2020/0593) <u>Strong Objection - there is already a takeaway and a takeaway/restaurant in this small parade of shops and a further one would prevent the small parade from fulfilling its purpose of catering for the daily small scale retail needs of the local population. The additional takeaway would result in unacceptable noise and disturbance, detrimental to the amenity of the occupants of neighbouring properties, including the flat above. There is insufficient parking for staff and customers.</u>	14-Aug	Bricket Wood
5/2020/1582	36 Burston Drive Park Street St Albans Herts AL2 2HP	Demolition of dwelling and construction of four, three bedroom dwellings with associated parking, landscaping and access (resubmission following refusal of 5/2020/0262) <u>Strong Objection - overdevelopment of the site which would result in poor standards of amenity and general environment.</u>	10-Aug	Park Street
5/2020/1699	Land Adjacent to 110a Park Street Lane Park Street St Albans AL2 2JG	Demolition of outbuildings and construction of detached bungalow (amendment to planning permission 5/2019/1428 dated 30/07/2019)	14-Aug	Park Street
5/2020/1733	71 Mayflower Road Park Street St Albans Hertfordshire AL2 2QN	Single storey front and part single, part two storey rear extensions with rooflights, new front dormer and extension to existing rear dormer, alterations to openings, extension to rear patio	21-Aug	Park Street
5/2020/1667	Land Adjacent (south) Winslow House 200 Radlett Road St Albans AL2 2EN	Outline application (access sought) - Erection of nine dwellings <u>Objection - Green Belt development in an unsustainable location for which no Ver Special Circumstances exist.</u>	28-Aug	Park Street
5/2020/1265	Car Park Off Miriam Lane Chiswell Green AL2 3FA	Temporary use of car/coach park for 12 months for car/van collection, delivery and storage <u>Strong Objection - inappropriate development in Green Belt with no Very Special Circumstances.</u>	13-Aug	Chiswell Green

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5/2020/1735	3 Farringford Close Chiswell Green St Albans Hertfordshire AL2 3HS	Part single, part two storey side and single storey rear extension with rooflights following demolition of existing garage, alteration to roof materials and insertion of sun pipes to roof, rendering to brick elevations, painting of existing timber weatherboarding and changing colour of window frames, hardstanding to front, new decking to rear	21-Aug	Chiswell Green
5/2020/1746	3 Pilgrim Close Park Street St Albans Hertfordshire AL2 2JD	Variation of Conditions 2 (approved plans) and 3 (matching materials) of planning permission 5/2019/2879 dated 16/01/2020 for First floor side and rear extension, alterations to openings	28-Aug	Park Street
5/2020/1698	Land Between 2 And 16 Radlett Road Frogmore Hertfordshire St Albans	Discharge of Conditions 5 (ecological enhancements), 6 (contamination) and 7 (contamination options appraisal and remediation strategy) 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	14-Aug	Park Street
5/2020/1715	193 Park Street Lane Park Street St Albans Hertfordshire AL2 2BA	Variation 2 (approved plans) relocation of access to 193a Park Street Lane 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, alteration	20/08/2020	Park Street
5/2020/1804	Land at Harperbury Hospital Harper Lane Shenley Hertfordshire Radlett WD7 9HH	Notice of an application to satisfy planning obligations namely Schedule 2 Part 5 Clause 2 (sports facilities) 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	21-Aug	Park Street

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Appeal Notifications

5/2020/0991	105 Harper Lane, Shenley, Radlett WD7	25-Aug-20
APP/B1930/D/20/3256258	9HG	

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Tree Applications

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Application Number/Address	Details
TP/2020/0461 TPO1571 Land To South Of Bricket Wood Social Club Lye Lane Bricket Wood Hertfordshire	Woodland W1 Oaks Oaks - to be cut back to edge of road facing and closest to 5 Oak Avenue. Reasons: 1. Leaves garden at front shaded and not able to have have plants and flowers as they dont grow due to being in constant shade. Also reaches the lamppost outside this address which defeats the object of having a lamppost to light the area. This deems it dangerous and unsafe when its dark. <u>Strong Objection, other than to some trimming to clear street light for safety reasons</u>
TP/2020/0485 TPO1571 Land To South Of Bricket Wood Social Club Lye Lane Bricket Wood Hertfordshire	Woodland W1 mapped areas opposite 9 Oak Avenue. Remove all trees and shrubs under 20cm DBH across the entire area shown in the map. The reason for the works is that the client has recently purchased the land and would like to start an arboricultural maintenance schedule for the area so that the land can be accessed safely. We intend to clear the area first and then assess the remaining trees for any required works. <u>Strong Objection</u>
TP/2020/0510 TPO1258 5 Halifax Close Bricket Wood Hertfordshire AL2 3RH	Rear garden Oaks T8+T7 - reduce back to previous prune points. T6 - dead remove. Side passage T5+T4 - clean trunks if required. Frontage T2+T3 - raise crowns to 3 metres. T1 - clean trunk. Reason: Work due to lack of light to properties.

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Consultations

Subject	Organisation	Deadline for comment
Changes to the current planning system	UK Government	17-Sep-20
Planning for the future	UK Government	15-Oct-20
Transparency and competition: a call for evidence on data on land control	UK Government	16-Oct-20

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Appeal Decisions

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Certificate of Lawfulness

Application Ref	Details	Decision
5/2020/1226	Certificate of Lawfulness (Proposed) - Single storey rear extension at 31 Maplefield Park Street Hertfordshire AL2 2BE	Approved
5/2020/1237	Certificate of Lawfulness (Proposed) - Rear Dormer, velux windows to front elevation at 53 Claremont Bricket Wood Hertfordshire AL2 3LT	Approved
5/2020/1258	Certificate Of Lawfulness (proposed) - New window to former garage (New reception room) and render to dormer at 8 The Meads Bricket Wood Hertfordshire AL2 3QJ	Approved
5/2020/1304	Certificate of Lawfulness (proposed) - The proposal is for the removal of one chimney stack, internally and externally at 29 Forge End Chiswell Green St Albans Hertfordshire AL2 3EQ	Approved
5/2020/1277	Certificate of Lawfulness (proposed) - Single storey side extension, hip to gable ends and rear dormers roof extension at 2a Driftwood Avenue Chiswell Green St Albans Herts AL2 3DE	Approved
5/2020/1837	Certificate of Lawfulness (proposed) - Rear dormer by way of hip to gable conversion with roof lights on front slope at 14 Cuckmans Drive Chiswell Green St Albans Hertfordshire AL2 3AX	Proposed
5/2020/1891	Certificate of Lawfulness (proposed) - Single storey rear extension at 181 Watford Road Chiswell Green St Albans Hertfordshire AL2 3HG	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 Hertfordshire AL2 3ED	Refused

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Prior Notifications

Application Number	Details	Decision
5/2020/1627	Prior Notification - Single storey rear extension 3m in height x 3m in depth with 3m height to eaves and extending 6m in total beyond the rear wall of the original dwelling at 3 North Close Chiswell Green St Albans AL2 3HB	
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 Hertfordshire AL2 3HG	NCS Prior approval not required
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 Hertfordshire AL2 3HF	NCS Prior approval not required
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	Withdrawn
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	NCS Prior approval required and refused

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5/2020/1203	Single storey rear extension with rooflights and alterations to roof following demolition of existing conservatory, replacement front porch, alterations to openings at 34 North Riding Bricket Wood AL2 3LH	DC3 Conditional Permission
5/2020/1252	Single storey front and side extension following removal of garage (resubmission following approval of 5/2019/0816 dated 25/07/2019) - retrospective at 112 Park Street Lane Park Street Hertfordshire AL2 2JG	DC3 Conditional Permission
5/2020/1154	Single storey rear extension with roof lights, loft conversion to habitable accommodation with rear dormer window and rooflights, garage conversion, alterations to openings and new garden room at 19 Forge End Chiswell Green St Albans Hertfordshire AL2 3EQ	DC3 Conditional Permission
5/2020/0475	Construction of one, three bedroom and two, four bedroom dwellings with associated works following demolition of bungalow at 204 Park Street Lane Park Street St Albans AL2 2AQ	DC3 Conditional Permission
5/2020/0960	Variation of Condition 2 (approved plans) to allow for alterations to the rear garden amenities 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 AL2 2QQ	DC3 Conditional Permission
5/2020/1220	Demolition of existing garage, Construction of first floor front, two storey side and part single, part first floor and part two storey rear extensions with roof lights, alterations to openings and removal of one chimney stack at 2 Branch Road Park Street St Albans Hertfordshire AL2 2LU	DC3 Conditional Permission

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Application ref	Details	Decision
5/2020/1255	First floor side, single storey rear extensions at 147 Watling Street Park Street St Albans Hertfordshire AL2 2NZ	DC3 Conditional Permission
5/2020/1589	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 at Kingsley Green Harper Lane Shenley Radlett Hertfordshire WD7 9HQ	Non Material Amendment Refuse
5/2020/0669	Alterations and extensions to and change of use of domestic outbuildings to Class B1(a) (office) in association with landscape design office, including staff parking at The Barn Sergehill Lane Bedmond Hertfordshire Abbots Langley WD5 0RZ	DC3 Conditional Permission
5/2019/0754	Discharge of Condition 27 (site investigation) 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
5/2020/1039	Listed Building Consent - Replacement of three first floor rear windows with double glazed windows and ground floor rear window with patio doors at 52 Park Street Park Street AL2 2PT	Refusal
5/2020/1177	Demolition of bungalow and garage, and erection of one, two storey four bedroom dwelling with integral garage and associated landscaping at 16 The Crescent Bricket Wood Herts AL2 3NF	DC4 Refusal
5/2020/1312	Part single, part two storey rear extension, single storey front extension and installation of new openings at 2 Acers Park Street St Albans Hertfordshire AL2 2BJ	DC3 Conditional Permission

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5/2020/1357	Alterations to front and rear elevations and alterations to hip roof (retrospective) at 70 Ringway Road Park Street St Albans Hertfordshire AL2 2RD	DC3 Conditional Permission
5/2020/1520	Discharge of Condition 30 (bus service) 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 at Harper Lane Shenley Radlett Hertfordshire WD7 9HQ	Approved
5/2020/1521	Discharge of Condition 31 (bus services and infrastructure) 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 at Harper Lane Shenley Radlett Hertfordshire WD7 9HQ	Approved

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Application ref	Details	Decision
5/2020/1194	Single storey front, side and rear extensions, raising of ridge height to incorporate loft conversion with front and rear dormer windows and rooflights, alterations to openings at 66 Oakwood Road Bricket Wood Hertfordshire AL2 3QA	Approved
5/2020/1378	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) at 10 Jordans Way Bricket Wood Hertfordshire AL2 3S	Refused
5/2020/1390	First floor rear dormer extension with pitched roof and single storey rear extension with lantern light at 27 Newlyn Close Bricket Wood Hertfordshire AL2 3UP	DC3 Conditional Permission
5/2020/1461	Single storey side and rear extensions with rooflights and removal of chimney stack at 14 Woodside Road Bricket Wood Hertfordshire AL2 3QL	DC3 Conditional Permission
5/2019/1745	Discharge of Condition 35 (scheme for the provision of bus services) 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 9HH	Withdrawn
5/2020/1141	Dropped kerb at 23 Radlett Road Frogmore St Albans Hertfordshire AL2 2JX	Withdrawn
5/2020/1199	Single storey rear extension with enclosed gardens and condenser enclosure at Dove Ward Kingfisher Court Forest Lane Kingsley Green Harper Lane Radlett Shenley WD7 9FB	DC3 Conditional Permission