

St Stephen Parish Council - Planning List May 2020
Considered by Planning Committee 28 May 2020

Planning Applications

The comments reproduced here were agreed by the Planning Committee on 28 May 2020

Planning Ref	Location	Proposal/Comments	Issued
5/2020/0792	110 Park Street Lane Park Street St Albans Hertfordshire AL2 2JG	Variation of Condition 2 (approved plans) to alter hard and soft landscaping of planning permission 5/2018/2249 dated 10/10/2018 for Demolition of existing dwelling and construction of two, four bedroom semi detached dwellings with associated parking, landscaping and new vehicle crossover <u>- no comment</u>	04-May
5/2020/0806	2 Hunters Ride Bricket Wood Hertfordshire AL2 3LX	Part single, part two storey rear extension with juliette balcony and new front porch extension : <u>Object - over development of a restricted plot. The development will have an overpowering impact on neighboring property with loss of privacy to their amenity space. Loss of light to neighbouring gardens with a visual intrusion into their properties.</u>	04-May
5/2020/0787	49 Bucknalls Drive Bricket Wood Herts AL2 3XJ	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 <u>- The Parish Council has considered this application and makes no comment</u>	04-May
5/2020/0940	30 Mayflower Road Park Street St Albans Hertfordshire AL2 2QR	Single storey rear infill extension and extensions to existing habitable loft space and existing rear dormer with new rear gable, new side dormers and new rooflights <u>- The Parish Council has considered this application and makes no comment</u>	06-May

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Planning Ref	Location	Proposal/Comments	Issued
5/2020/0807	Land Rear Of 4a Frogmore St Albans Hertfordshire	Removal of shipping containers and construction of eight, two bedroom dwellings with associated parking and landscaping <u>- The Parish Council supports this application, although it is Green Belt land. It is one of the areas nominated in the impending Neighbourhood Plan as meeting the necessary criteria for development. The type and style of the dwellings eg. 2 bed units, are of the type highlighted in the Community Survey as desired by the majority of the residents of the Parish. The caveat is that although there is a right of way over the roadway to Frogmore Home Park, any vehicles used on the construction site must not park on the roadway and the roadway must not be obstructed in any way by vehicles or materials.</u>	11/05/2020
5/2020/0960	35 Orchard Drive Park Street St Albans Hertfordshire AL2 2QQ	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 <u>- no comment</u>	11-May
5/2020/0968	32 Laburnum Grove Chiswell Green Herts AL2 3HQ	Single storey rear extension with lantern light following demolition of existing conservatory, single storey front extension, alterations to opening <u>- The Parish Council has considered this application and makes no comment</u>	11-May

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Planning Ref	Location	Proposal/Comments	Issued
5/2020/1037	Former HSBC Training Centre Smug Oak Lane Bricket Wood Herts	Non Material Amendment - Installation of electric gates to car park, reinstatement of non-electric gates for emergency services and boundary railings 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 <u>- no comment</u>	18-May
5/2020/0991	105 Harper Lane Shenley Radlett Herts WD7 9HG	Part single, part two storey rear extension following demolition of existing rear extension - <u>The Parish Council has considered this application and makes no comment</u>	18-May
5/2020/0380	2 The Mall Park Street St Albans Herts AL2 2HT	Amended plans - Construction of four bedroom dwelling with habitable roof accommodation, associated parking and alterations to access <u>- Objection - over development of the plot and is not materially different from the original application</u>	18-May

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Appeal Notifications

Planning Number	Address	Deadline
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Tree Applications

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TP/2020/0228 TPO 1704 & 1557 10 Ferndene Bricket Wood Hertfordshire AL2 3DX	TPO 1704 Group of 6 x Oak (front garden) T9-14 - raise canopy x 3 trees to 5m, over driveway. Order number 1557. x 1 Oak (rear garden) - reduce low overlong laterals, extending towards neighbour's property back into the crown line. Reduce low crown to give a 2m clearance from neighbouring roof. <u>- Object unless it is deemed essential by SADC arboricultural officers</u>
TP/2020/0249 2 Lovatts Cottages Park Street St Albans Park Street Hertfordshire AL2 2PS	1 x Eucaluptus tree in the rear garden - Fell to the ground level as possible. <u>- Object unless it is deemed essential by SADC arboricultural officers</u>
TP/2020/0239 TPO 1379 1 Hancross Close Broad Acre Bricket Wood Hertfordshire AL2 3BX	Rear garden - Fell T1 Oak Tree to Ground level, dying on the some tips. Various limbs falling off into neighbour's gardens. <u>- Object unless it is deemed essential by SADC arboricultural officers</u>

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Consultations

Subject	Organisation	Deadline for comment
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Appeal Decisions

Ref	Address	Decision

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Certificate of Lawfulness

Planning ref	Details	Decisions
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	Refused
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	Refused
5/2020/0734	Certificate of Lawfulness (proposed) - Single storey rear extension at 27 Laburnum Grove Chiswell Green St Albans Hertfordshire AL2 3HQ	Approved
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	Proposed
5/2020/0803	Certificate of Lawfulness (Proposed) - Construction of front porch at 94 Bucknalls Lane Garston Hertfordshire WD25 9NH	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 Herts AL2 2QN	Proposed
5/2020/0693	Certificate of Lawfulness (proposed) - Conversion of roof to bedroom at 32 Old Orchard Park Street St Albans Hertfordshire AL2 2QB	Approved
5/2020/0676	Demolition of outbuildings and construction of single storey side and rear extensions, removal of chimney, loft conversion with rooflights, front, side and rear dormer windows and Juliette balcony to gable end at 23 Ragged Hall Lane Chiswell Green St Albans Hertfordshire AL2 3LB	DC3 Conditional Permission

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Prior Notifications

Planning Ref	Details	Decision
5/2020/0973	Prior Notification - Single storey rear extension 5.80m in depth x 3.41m in height x 2.85m in height to eaves at 147 Watling Street Park Street St Albans Hertfordshire AL2 2NZ	Proposed

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5/2020/0410	Single storey side extension following demolition of existing conservatory and alterations to openings at 6 Mount Drive Park Street St Albans Herts AL2 2NY	DC3 Conditional Permission
5/2020/0467	Single storey front extension, loft conversion with rear dormer window and front rooflights (resubmission following refusal of 5/2019/1667) at 45 Claremont Bricket Wood Hertfordshire AL2 3LT	DC3 Conditional Permission
5/2020/0272	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 at HSBC Training Centre Smug Oak Lane Bricket Wood Hertfordshire	Approved

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Decisions

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5/2020/0374	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 at HSBC Training Centre Smug Oak Lane Bricket Wood Hertfordshire	Approved
5/2020/0375	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 at HSBC Training Centre Smug Oak Lane Bricket Wood Hertfordshire	Approved

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5/2020/0638	Front porch extension at 19 Claremont Bricket Wood Hertfordshire AL2 3LT	DC3 Conditional Permission
5/2020/0576	Single storey rear extension with roof lantern and alterations to openings at 94 Bucknalls Lane Garston Hertfordshire WD25 9NH	DC3 Conditional Permission
5/2020/0582	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 at Building Research Establishment Bucknalls Lane Watford Hertfordshire WD25 9XX	Refused
5/2020/0588	Change of use of amenity land to include within residential curtilage and erection of replacement fencing at 32 Hazel Road Park Street Hertfordshire AL2 2AJ	DC3 Conditional Permission
5/2020/0716	Rear dormer window at 202b Park Street Lane Park Street St Albans Hertfordshire AL2 2AQ	DC3 Conditional Permission
5/2020/0608	Purpose built cafeteria constructed from steel container with part timber cladding at Greenwood Park Tippendell Lane Chiswell Green St Albans Hertfordshire AL2 3HW	DC3 Conditional Permission