

St Stephen Parish Council - Planning List September 2020
Planning Committee Meeting 8 October 2020

Planning Applications

The comments reproduced here were agreed by the Planning Committee on 8 October 2020

Planning Ref	Location	Proposal/Comments	Issued	Ward
5/2020/1259	Houndwood Stables Houndwood Farm Harper Lane Shenley Radlett Hertfordshire WD7 7HU	Demolition of stables and storage building and construction of three detached dwellings with parking, landscaping and associated works	09-Sep	Park Street
5/2020/1849	Forest House Adolescent Unit Forest Lane Kingsley Green Harper Lane Radlett Shenley WD7 9HQ	Replacement windows to bedrooms	14-Sep	Park Street
5/2020/1769	136 Park Street Lane Park Street St Albans AL2 2A	Single storey rear extension with rooflight	22-Sep	Park Street
5/2020/1749	8 Ringway Road Park Street St Albans AL2 2RB	New dormer window to front elevation with relocation of rooflight, and extension to existing rear dormer window, alterations to opening	28-Sep	Park Street
5/2020/2051	Beech Ward 8 Forest Lane Kingsley Green Harper Lane Radlett Shenley	Single storey side/rear extension with enclosed garden and rear condenser enclosure	03-Oct	Park Street
5/2020/1688	Land Adjacent to 8 Smug Oak Lane Bricket Wood Hertfordshire	Demolition of existing garage, division of existing plot to provide a five bedroom detached dwelling with associated landscaping works and access to highway (resubmission following refusal of 5/2019/2459 - <u>Objection - development in Green Belt without special circumstances</u>)	14-Sep	Bricket Wood
5/2020/1857	100 Mount Pleasant Lane Bricket Wood AL2 3XD	Construction of outbuilding to create garage, home office and storage space - <u>Objection - over development of plot</u>	14-Sep	Bricket Wood
5/2020/1615	Woodbury Manor Lye Lane St Albans AL2 3TW	Construction of three bedroom detached dwelling following demolition of existing structures, associated landscaping works and parking - <u>Objection - development in Green Belt without special circumstances</u>	22-Sep	Bricket Wood

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5/2020/1624	5 Mount Pleasant Lane Bricket Wood AL2 3UX	Two storey front extension, conversion of existing loft and garage to habitable space to incorporate change and extension of bungalow to three, one bedroom maisonettes, construction of three outbuildings to the rear of the property following demolition of existing outbuilding with associated car parking and landscaping - <u>Strong Objection - massive overdevelopment of restricted plot. Concern for future residents over living conditions - lack of amenity space, air quality and noise pollution</u>	22-Sep	Bricket Wood
5/2020/2043	76 Oakwood Road Bricket Wood AL2 3QA	Garage conversion to habitable space	28-Sep	Bricket Wood
5/2020/1803	1a Newlyn Close Bricket Wood Herts AL2 3UP	Single storey rear extension - <u>Objection - detrimental impact on neighbouring property at 1 Newlyn Close.</u>	07-Sep	Bricket Wood
5/2020/1121	Woodview Lodge Lye Lane St Albans Herts AL2 3TW	Change of use of land to extend existing residential gypsy caravan site to accommodate an additional four caravans (to total 15 caravans on site) (retrospective - <u>Strong Objection</u>)	14-Sep	Bricket Wood
5/2020/1649	3 Wildwood Avenue at 3 Wildwood Avenue Bricket Wood AL2 3XG	Outline application (appearance, landscaping and layout) for the construction of two detached dwellings in the rear garden - <u>Objection - over development of plot, detrimental impact on residents of Wildwood Ave, Larch Ave and Ashridge Drive.</u>	22-Sep	Bricket Wood
5/2020/1971	2-4 The Kestrels Bucknalls Drive Bricket Wood Hertfordshire AL2 3YB	Single storey front and side extensions to create additional accommodation and communal spaces, landscaping works and creation of car parking area - <u>Objection - noise disturbance, loss of trees, no capacity for increased traffic and parking, further impacting on local community. Concerns over Quality Care Commission Audit rating of inadequate for the Kestrels Care Home. Requirement for tree protection on remaining trees if work goes ahead and need to minimise impact on sewers.</u>	22-Sep	Bricket Wood
5/2020/1847	32 Burston Drive Park Street St Albans Hertfordshire AL2 2HP	Demolition of dwelling and construction of two detached dwellings with associated parking and access	09-Sep	Park Street
5/2020/1691	17 Branch Road Park Street St Albans AL2 2LU	Single storey rear extension with rooflight and single storey front porch extension with rooflight	22-Sep	Park Street

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5/2020/1976	13 Magnolia Close Park Street St Albans AL2 2PP	Single storey rear extension following demolition of existing conservatory	22-Sep	Park Street
5/2020/2031	162 Tippendell Lane Park Street Herts AL2 2HJ	Demolition of garage and rear extension and construction of part single, part two storey rear and single storey side extension and insertion of first floor side window	28-Sep	Park Street
5/2020/2068	Land Adj 11 Tippendell Lane Chiswell Green St Albans Hertfordshire	Construction of detached dwelling with associated parking and landscaping	03-Oct	Park Street
5/2020/1729	203 Watford Road Chiswell Green St Albans AL2 3HH	Amendment to planning application 5/2015/1518 to allow adjustment to first floor side extension and inclusion of completed loft conversion permitted development works (part retrospective	22-Sep	Chiswell Green
5/2020/1735	3 Farringford Close Chiswell Green St Albans Hertfordshire AL2	Part single, part two storey side and single storey rear extension with rooflights following demolition of existing garage, insertion of sun pipes to roof, hardstanding to front, new decking to rear	22-Sep	Chiswell Green
5/2020/1809	Searches Farm Searches Lane Bedmond St Albans Hertfordshire WD5 0SB	Discharge of Condition 7 (soil, soil gas and groundwater contamination) of planning permission 5/2016/1809 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	14-Sep	Chiswell Green
5/2020/2063	The Orchard Featherbed Lane Sergehill Lane Abbots Langley Bedmond Hertfordshire WD5 0RZ	Discharge of Conditions 5 (tree protection), 6 (hard and soft landscape) and 8 (landscape and ecological management plan) of planning permission 5/2019/2616 dated 16/01/2020 for Construction of sui generis community garden resource centre and use of land for education, training, employment and recreation in gardening and horticulture with associated landscaping, parking and access	14-Sep	Chiswell Green

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5/2020/2076	2 Carisbrooke Road Chiswell Green St Albans Hertfordshire AL2 3HR	Discharge of Condition 3 (materials) of planning permission 5/2019/3245 dated 12/03/2020 for 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)	14-Sep	Chiswell Green
5/2020/2102	204 Park Street Lane Park Street St Albans Hertfordshire AL2 2AQ	Discharge of Conditions 3 (materials), 7 (existing ground levels and proposed finished slab levels) and 14 (bat boxes) of planning permission 5/2020/0475 dated 07/08/2020 for Construction of one, three bedroom and two, four bedroom dwellings with associated works following demolition of bungalow	22-Sep	Park Street
5/2020/2145	The Barn Sergehill Lane Bedmond Hertfordshire Abbots Langley WD5 0RZ	Discharge of Conditions 3 (materials) and 4 (windows and doors) of planning permission 5/2020/0669 dated 07/08/2020 for 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	28-Sep	Chiswell Green
5/2020/2041	Hanstead Park Smug Oak Lane St Albans Herts AL2 3UE	Variation of Condition 21 (completion of road works) 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 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 (resubmission following refusal of 5/2013/2119)	28-Sep	Bricket Wood
5/2020/2011	23 Ragged Hall Lane Chiswell Green St Albans Hertfordshire AL2 3LB	Variation of Condition 2 (approved plans) alteration to roof design and amendment to elevation of planning permission 5/2020/0676 dated 12/05/2020 for 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	28-Sep	Chiswell Green
5/2020/2262	Harper Lane Shenley Radlett Hertfordshire WD7 9HQ	Discharge of Conditions 19 (tree planting), 34 (hard and soft landscape) and 39 (play spaces) 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	03-Oct	Park Street

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Appeal Notifications

Planning Number	Address	Deadline
5/2020/0262 - Demolition of dwelling and construction of four, three bedroom dwellings with associated parking and landscaping APP/B1930/W/20/3255590	36 Burston Drive, Park Street, St Albans, Hertfordshire, AL2 2HP	12-Oct-20

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Tree Applications

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Application Number/Address	Details
TP/2020/0546 3 Park Street St Albans Park Street Hertfordshire AL2 2PE	Ash Tree on the boundary of 1 & 3 (rear garden) - remove lateral stem growing over pontoon of nos 3 & 5 . And remove major deadwood over the pontoon of no 3. <u>- Objection to removal of tree but not to lateral stem and deadwood.</u>
TP/2020/0536 TPO1239 9 The Uplands Bricket Wood Hertfordshire AL2 3UW	To remove T1 Oak tree in the driveway to 9 The Uplands to remove any potential risk of the tree falling onto nearby properties & to increase light to the surrounding area <u>- Strong Objection - specimen tree that enhances the area</u>
TP/2020/0558 TPO 1353 Building 3 Building Research Establishment Bucknalls Lane Garston Hertfordshire	TPO01353 - G1 - 2 Oak Trees Proposed works consist of the trimming of the highlighted Oak Trees in the annexed obstruction report to 16 metres in height in order to clear the existing transmission blockage between two telecommunications sites.
TP/2020/0602 1a Frogmore St Albans Hertfordshire AL2 2JS	1 x Laurel, 1 x Holly , 2 x Sycamore - in the rear garden alongside river bank - reduce back to previous reduction points. 1 x Ash - reduce back to reduce back to previous reduction points. 1 x Sycamore ,1 x Ash, 1 x Leyland along roadside - reduce back to reduce back to previous reduction points

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Consultations

Subject	Organisation	Deadline for comment

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Appeal Decisions

Reference/Address	Details	Decision
5/2019/2333 Queen Elizabeth The Queen Mother Centre Station Road Bricket Wood Hertfordshire AL2 3PJ	Demolition of existing building and construction of nine supported living dwellings consisting of two detached and four semi-detached bungalows, two storey building containing three flats and staff facilities and associated parking, landscaping and access	Appeal Allowed

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Certificate of Lawfulness

Application Ref	Details	Decision
5/2020/1989	Certificate of Lawfulness (proposed) - Erection of new fence at 130 Watford Road Chiswell Green St Albans Hertfordshire AL2 3JZ	Proposed
5/2020/1599	Certificate of Lawfulness (Proposed) - new ancillary outbuilding; see planning statement at Wayside Noke Lane St Albans Hertfordshire AL2 3NX	Approved
5/2020/2094	Certificate of Lawfulness (proposed) - Proposed enlargement of loft room and existing dormer at 27 Dell Rise Park Street St Albans Hertfordshire AL2 2QJ	Proposed
5/2020/2094	Certificate of Lawfulness (proposed) - Proposed enlargement of loft room and existing dormer at 27 Dell Rise Park Street St Albans Hertfordshire AL2 2QJ	Approved
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 Hertfordshire WD25 0GR	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	Refused
5/2020/2221	Certificate of Lawfulness (proposed) - Enlargement of the existing including single storey side extension at 3 North Close Chiswell Green St Albans Hertfordshire AL2 3HB	Proposed
5/2020/2242	Certificate of Lawfulness (proposed) - Single storey rear extension at Far End Oaks Path Watford Hertfordshire WD25 9NA	Proposed

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Prior Notifications

Application Number	Details	Decision
5/2020/2021	Prior Notification - Single storey rear extension 3.496m in height 4m in depth with 3m height to eaves and extending 4m in total beyond the rear wall of the original dwelling at 14 Birchwood Way Park Street St Albans Hertfordshire AL2 2SG	Proposed
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 Hertfordshire AL2 3HB	NCS Prior approval not required

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Decisions

Application ref	Details	Decision
5/2020/1137	Single storey front, part single, part two storey side and rear extensions and removal of chimney stack (resubmission following refusal of 5/2020/0205) at 21 Radlett Road Frogmore St Albans Hertfordshire AL2 2JX	DC4 Refusal
5/2020/1804	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 at Land at Harperbury Hospital Harper Lane Shenley Hertfordshire Radlett WD7 9HH	DC4 Refusal
5/2020/1470	Construction of two agricultural storage and fisherman lodge buildings at Hanrox Meadow Blunts Lane Potters Crouch Hertfordshire St Albans AL2 3NJ	DC4 Refusal
5/2020/1413	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 at 28 Mayflower Road, Park Street AL2 2QR	DC3 Conditional Permission
5/2020/1540	Construction of garden outbuilding at 8 Burydell Lane Park Street St Albans Herts AL2 2PQ	DC4 Refusal
5/2020/1339	Raising of ridge height to facilitate loft conversion to habitable accommodation with front and rear dormer windows and front rooflights at 403 Watford Road Chiswell Green St Albans Hertfordshire AL2 3DY	DC3 Conditional Permission

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Application ref	Details	Decision
5/2020/1416	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 and alterations to openings at 8 Jordans Way Bricket Wood Hertfordshire AL2 3SL	DC3 Conditional Permission
5/2020/1613	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 at Land At Harperbury Hospital Harper Lane Radlett WD7 9HH	Discharge of conditions Partial
5/2020/1698	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 at Land Between 2 And 16 Radlett Road Frogmore Hertfordshire St Albans	Discharge of conditions Partial
5/2020/1699	Demolition of outbuildings and construction of detached bungalow (amendment to planning permission 5/2019/1428 dated 30/07/2019) at Land Adjacent to 110a Park Street Lane Park Street St Albans Hertfordshire AL2 2JG	DC3 Conditional Permission
5/2020/1715	Variation of Condition 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, alterations to existing access and associated landscaping (resubmission following refusal of 5/2019/3005 dated 23/01/2020) at 193 Park Street Lane Park Street	DC3 Conditional Permission
5/2020/1456	Single lane running track at Killigrew Primary And Nursery School East Close Chiswell Green Hertfordshire AL2 3HD	Invalid application