

St Stephen Parish Council - Planning List October - November 2020
Planning Committee Meeting 12 November 2020

Planning Applications

The comments reproduced here were agreed by the Planning Committee on 12 November 2020

Planning Ref	Location	Proposal/ <u>Comments</u>	Issued	Ward
5/2020/2007	23 Radlett Road Frogmore St Albans Herts AL2 2JX	Dropped kerb and driveway (resubmission following withdrawal of 5/2020/1141)	23-Oct	Park Street
5/2020/2039	Land Adj 7 Wych Elms Park Street	Construction of two, two bedroom flats with associated parking, landscaping and access <u>Strong objection - Over development of site, lack of amenity space, unduly prominent in the street scene</u>	23-Oct	Park Street
5/2020/2118	2 Radlett Road Frogmore St Albans AL2 2LF	Single storey rear extension	12-Oct	Park Street
5/2020/2187	33 Orchard Drive Park Street St Albans Herts AL2 2HQ	Single storey rear extension with rooflight	21-Oct	Park Street
5/2020/2282	Forest House Adolescent Unit Forest Lane Kingsley Green Harper Lane Shenley WD7 9HQ	Ground floor and roof extension to accommodate staff facilities	03-Nov	Park Street
5/2020/2300	2 The Mall Park Street St Albans AL2 2HT	Single storey rear extension with rooflights, front porch, loft conversion to habitable accommodation with rear dormer and front rooflights, conversion of existing detached garage to home office	09-Nov	Park Street
5/202/2080	1 Hazel Road Park Street AL2 2AH	Alterations to openings and installation of rooflights (retrospective)	03-Nov	Park Street
5/2020/1990	86 How Wood Park Street St Albans AL2 2SH Hertfordshire	Demolition of the rear outbuilding and construction of a rear single storey extension with a new patio, extended hardstanding with crossover and dropped kerb, removal of the chimney, alterations to the fenestration	03-Nov	Park Street
5/2020/2249	2 Balmoral Close Park Street St Albans AL2 2AF	Single storey front and rear extensions with rooflights following demolition of existing conservatory	03-Nov	Park Street
5/2020/1972	76 Tippendell Lane Park Street AL2 2HD	Detached outbuilding to front	03-Nov	Park Street

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5/2020/2062	Tudor Lodge Verdure Close Bricket Wood WD25 9NJ	First floor rear extension and installation of rooflight	23-Oct	Bricket Wood
5/2020/2120	18 The Crescent Bricket Wood AL2 3NF	Single storey front porch extension with rooflights, single storey side extension with rooflight following demolition of garage, raising of the ridge height and alterations to roof to facilitate extension to existing loft accommodation with front and rear dormer windows and rooflights and alterations to openings	12-Oct	Bricket Wood
5/2020/2134	61 Mount Pleasant Lane Bricket Wood AL2 3UX	Conversion of garage into habitable accommodation and alterations to openings	12-Oct	Bricket Wood
5/2020/2224	6 Stratford Way Bricket Wood AL2 3P	Single storey rear extension with roof lantern following demolition of existing conservatory, garage conversion and alterations to openings <u>Objection in relation to the use of three long windows being out of place in the street scene</u>	06-Nov	Bricket Wood
5/2020/2114	4 Newlyn Close Bricket Wood AL2 3UP	Conversion of garage to habitable accommodation, single storey front extension, single storey rear extension with rooflights and first floor side extension with enlargement of existing front and rear dormer windows	12-Oct	Bricket Wood
5/2020/2181	23 Oakwood Road Bricket Wood AL2 3PT	Construction of detached bungalow with habitable loft space with associated car parking and landscaping, following demolition of existing bungalow, garage and shed	21-Oct	Bricket Wood
5/2020/2271	129 Mount Pleasant Lane Bricket Wood AL2 3XQ	Retention of two temporary moveable storage containers <u>Objection - detrimental to street scene</u>	03-Nov	Bricket Wood
5/2020/2055	14 Laburnum Grove Chiswell Green St Albans AL2 3HQ	Front porch canopy	23-Oct	Chiswell Green
5/2020/2297	179 Watford Road Chiswell Green St Albans AL2 3HG	Single storey rear extension with rooflight, addition of bay window to first floor rear, alteration to rear dormer to add juliet balcony	06-Nov	Chiswell Green
5/2020/2322	7 Hammers Gate Chiswell Green St Albans AL2 3DZ	Single storey front, part single, part two storey side and rear extensions following demolition of existing garage, loft conversion to habitable space with rear dormer window and rooflights and alterations to opening	06-Nov	Chiswell Green

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5/2020/2245	St Stephens Green Farm Chiswell Green Lane St Albans AL2 3NS	Variation of Condition 4 (permitted use) to allow partial change of use to repair of commercial vehicles with a particular focus on agricultural machinery and equipment of planning permission 5/2016/3787 dated 10/02/2017 for Erection of agricultural bar	03-Nov	Chiswell Green
5/2020/2247	193 Park Street Lane Park Street St Albans Hertfordshire	Discharge of Condition 8 (hard and soft landscape) of planning permission 5/2020/1715 dated 24/09/2020 for 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)		
5/2020/2278	419 hectares at Proposed Rail Freight Public Open Space And Community Forest Sites North Orbital Road Chiswell Green Hertfordshire St Albans	Discharge of Condition 6.4 (Park Street Bypass Phase 2 Works) of planning permission 5/2009/0708 allowed on appeal dated 14/07/2014 for Outline planning application (approval of means of access, siting and landscaping only) for the development of Strategic Rail Freight Interchange comprising intermodal area, distribution buildings (Class B8 use) and other related floorspace (Class B1/B2 use) up to 331,655 sqm with a maximum height of 20 metres together with associated road, rail and other infrastructure works including parking for up to 1602 cars and 617 lorries with earth mounding, tree planting and a new Park Street/Frogmore relief road. Includes additional landscape and other works on further sites to provide public access to open land and community forest.		
5/2020/2301	Land At Harperbury Hospital Harper Lane Radlett Shenley Hertfordshire WD7 9HH	Discharge of Condition 29 (future management and maintenance of the proposed streets) 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		
5/2020/2365	35 Orchard Drive Park Street St Albans AL2 2QQ	Discharge of Condition 8 (landscape design proposals) of planning permission 5/2020/0960 dated 12/08/2020 for Demolition of existing bungalow and construction of two, four bedroom houses with associated amenity space and parking	03-Nov	Park Street

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5/2020/2369	Land At Harperbury Hospital Harper Lane Radlett Shenley Hertfordshire WD7 9HH	Discharge of Condition 27 (off-site highway improvement works) 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	21-Oct	Park Street
5/2020/2489	South Wing Frogmore St Albans AL2 2LL	Discharge of Conditions 3 (material details), 4 (material samples) and 5 (building recording) of Listed Building consent 5/2019/2477 dated 15/01/2020 for Alteration to front boundary and rebuilding of part of Grade II Listed Wall	03-Nov	Park Street

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Appeal Notifications

Planning Number	Address	Deadline
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 Planning Inspectorate reference: AP/B1930/D/20/3260049	10 Chiswell Green Lane, St Albans, Hertfordshire, AL2 3AN	12-Nov-20

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Tree Applications

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Application Number/Address	Details
TP/2020/0626 TPO 1684 102 Mount Pleasant Lane Bricket Wood Hertfordshire AL2 3XD	Rear garden: 1 x Multistem Cypress nearest house within group G1 - Fell due to low value and re-landscape with some more suitable trees. Front garden 1 x Japanese Cedar - fell due to redevelopment of drive way area. Works also stated to non-protected tree
TP/2020/0666 TPO 1755 Oak House 2a Hyburn Close Bricket Wood Hertfordshire AL2 3QX	Statement of Reasons for Tree Preservation Order Application to fell and treat x1 Oak tree T1 (T3 on submitted plan) at: 2A Hyburn Close, Bricket Wood, St Albans AL2 3QX TPO: 1755 1. The above tree works are proposed as a remedy to the differential foundation movement at the insured property and to ensure the long-term stability of the building. 2. The above tree works are proposed to limit the extent and need for expensive and disruptive engineering repair works at the insured property. In this instance the estimated repair costs are likely to vary between £5,000 and £40,000, depending upon whether the tree/s can be removed or must remain. 3. The above tree works are proposed to limit the duration of any claim period and therefore allow the landowner their right to the peaceful enjoyment of their property. 4. It is the case that an alternative to felling such as pruning or significant 'pollarding' of the tree would not provide a reliable or sustainable remedy to the subsidence in this case. We do not consider that any other potential means of mitigation, including root barriers, would be effective or appropriate in the circumstances. 5. We are satisfied that the evidence obtained following completion of our Arboricultural Implication Assessment report completed 29th November 2019 clearly links the implicated Oak tree as contributing to the cause of damage to the risk address 6. Insurers understanding the requirement to offer replacement planting in the event consent to fell is granted. Emma Whytefield Mitigation Co-Ordinator PRI Insurance Services <u>Objection - The house was originally designed and engineered to take account of retaining these mature Oak trees and we believe this was part of the approval for the house. The justification given therefore seems unlikely that these trees are responsible and SADC Officers should investigate fully, perhaps ask for an excavation to show that these are the cause.</u>
TP/2020/0525 TPO1704 6 Ferndene Bricket Wood AL2 3DX	T2 (T1 on submitted plan) - Oak reduce back laterals to crown line of adjacent woodland (2.5m) to re balance.

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Consultations

Subject	Organisation	Deadline for comment

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Appeal Decisions

Reference/Address	Details	Decision
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Certificate of Lawfulness

Application Ref	Details	Decision
5/2020/2343	Certificate of Lawfulness (proposed) - Rear dormer windows at 7 The Mall Park Street St Albans Hertfordshire AL2 2HT	Proposed
5/2020/1891	Certificate of Lawfulness (proposed) - Single storey rear extension at 181 Watford Road Chiswell Green St Albans Hertfordshire AL2 3HG	Approved
5/2020/2488	Certificate of Lawfulness (proposed) - Refurbishment of existing bathroom and 1st storey extension to create ensuite bathroom. Refurbishment of existing bathroom includes a new roof and replacement of existing windows at 60 Mayflower Road Park Street St Albans Hertfordshire AL2 2QW	Proposed
5/2020/2470	Certificate of Lawfulness (proposed) - Proposed loft conversion, including three Velux windows and two uPVC windows at 17 Penman Close Chiswell Green St Albans Hertfordshire AL2 3DJ	Proposed
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	Refused
5/2020/1989	Certificate of Lawfulness (proposed) - Erection of new fence at 130 Watford Road Chiswell Green St Albans Hertfordshire AL2 3JZ	Approved
5/2020/2522	Certificate of Lawfulness (proposed) - Single storey rear extension, rear roof dormer extension and replacement windows (resubmission following refusal of 5/2020/1029) at 89 Mayflower Road Park Street Hertfordshire AL2 2QN	Proposed
5/2020/2221	Certificate of Lawfulness (proposed) - Enlargement of the existing first floor including single storey side extension at 3 North Close Chiswell Green St Albans Hertfordshire AL2 3HB	Refused

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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	NCS Prior approval required and refused
5/2020/2467	Prior Notification - Single storey rear extension 4m in height x 4m in depth with 3m height to eaves at 107 Park Street Lane Park Street St Albans Hertfordshire AL2 2JF	Proposed
5/2020/2595	Prior Notification - Creation of new access to farm buildings at Cuckmans Farm 67 Ragged Hall Lane Chiswell Green St Albans Hertfordshire AL2 3NP	Proposed

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Decisions

Application ref	Details	Decision
5/2020/0380	Construction of four bedroom dwelling with habitable roof accommodation, associated parking and alterations to access at 2 The Mall Park Street St Albans AL2 2HT	DC4 Refusal
5/2020/1546	Replacement boundary fence at Former HSBC Training Centre Smug Oak Lane Bricket Wood Hertfordshire	DC3 Conditional Permission
5/2020/1733	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 at 71 Mayflower Road Park Street St Albans Hertfordshire AL2 2QN	DC3 Conditional Permission
5/2020/1603	Partial demolition of garage and construction of two storey side and single storey front extension at 12 Dell Rise Park Street St Albans Hertfordshire AL2 2QJ	DC3 Conditional Permission
5/2020/1688	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) at Land Adjacent to 8 Smug Oak Lane Bricket Wood Hertfordshire	DC4 Refusal
5/2020/1746	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 at 3 Pilgrim Close Park Street St Albans Hertfordshire AL2 2JD	DC3 Conditional Permission
5/2020/1665	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 at Land Rear Of 34 North Riding Accessed From West Riding Bricket Wood Hertfordshire	DC3 Conditional Permission

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Application ref	Details	Decision
5/2020/1803	Single storey rear extension at 1a Newlyn Close Bricket Wood Hertfordshire AL2 3UP	DC3 Conditional Permission
5/2020/2076	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) at 2 Carisbrooke Road Chiswell Green St Albans Hertfordshire AL2 3HR	Approved
5/2020/1769	Single storey rear extension with rooflights at 136 Park Street Lane Park Street St Albans Hertfordshire AL2 2AU	DC4 Refusal
5/2020/1849	Replacement windows to bedrooms at Forest House Adolescent Unit Forest Lane Kingsley Green Harper Lane Radlett Shenley Hertfordshire WD7 9HQ	DC3 Conditional Permission
5/2020/1976	Single storey rear extension following demolition of existing conservatory at 13 Magnolia Close Park Street St Albans Hertfordshire AL2 2PP	DC3 Conditional Permission
5/2020/1735	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 at 3 Farringford Close Chiswell Green St Albans Hertfordshire AL2 3HS	DC3 Conditional Permission
5/2020/1857	Construction of outbuilding to create garage, home office and storage space at 100 Mount Pleasant Lane Bricket Wood Hertfordshire AL2 3XD	Withdrawn
5/2020/1582	Demolition of dwelling and construction of four, three bedroom dwellings with associated parking, landscaping and access (resubmission following refusal of 5/2020/0262) at 36 Burston Drive Park Street St Albans Hertfordshire AL2 2HP	DC3 Conditional Permission
5/2020/1667	Outline application (access sought) - Erection of nine dwellings at Land Adjacent (south) Winslo House 200 Radlett Road St Albans Hertfordshire AL2 2EN	DC4 Refusal

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5/2020/2145	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 at The Barn Sergehill Lane Bedmond Hertfordshire Abbots Langley WD5 0RZ	Approved
5/2020/2056	Detached garage, landscaping and new vehicle crossover at 1 Hazel Road Park Street St Albans Hertfordshire AL2 2AH	Withdrawn
5/2020/2102	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 at 204 Park Street Lane Park Street St Albans AL2 2AQ	Partial
5/2020/1615	Construction of three bedroom detached dwelling following demolition of existing structures, associated landscaping works and parking at Woodbury Manor Lye Lane St Albans Hertfordshire AL2 3TW	DC3 Conditional Permission
5/2020/1649	Outline application (appearance, landscaping and layout) for the construction of two detached dwellings in the rear garden of 3 Wildwood Avenue at 3 Wildwood Avenue Bricket Wood Hertfordshire AL2 3XG	Withdrawn
5/2020/1675	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) at 97 Old Watford Road Bricket Wood Hertfordshire AL2 3UN	DC3 Conditional Permission
5/2020/2043	Garage conversion to habitable space at 76 Oakwood Road Bricket Wood Hertfordshire AL2 3QA	DC3 Conditional Permission
5/2020/2063	Discharge of Conditions 5 (tree protection), 6 (hard and soft landscape), 8 (landscape and ecological management plan) and 9 (samples of materials) 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 at The Orchard Featherbed Lane Sergehill Lane Abbots Langley Bedmond Hertfordshire WD5 0RZ	Approved