

St Stephen Parish Council - Planning List December 2020 - January 2021
Planning Committee Meeting 14 January 2021

Planning Applications

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Planning Ref	Location	Proposal/Comments	Issued	Ward
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 <u>Objection - rear dormer visible from Park Street lane and detrimental to the street scene</u>	14-Dec	Park Street
5/2020/2676	16 Maplefield Park Street AL2 2BG	Two storey rear extension, new openings to sides	14-Dec	Park Street
5/2020/2984	76 Tippendell Lane Park Street AL2 2HD	Detached outbuilding to front (resubmission following withdrawal of 5/2020/1972)	18-Dec	Park Street
5/2020/2689	24 Spooners Drive Park Street St Albans AL2 2HL	Two storey side and part two storey, part single storey rear extension, following removal of the existing side garage Comment - <u>No objection as long as windows which face neighbouring properties are required to be obscured glass</u>	04-Jan	Park Street
5/2020/2388	65-67 Park Street Park Street St Albans AL2 2PE	First floor addition to outbuilding with dormer windows and alterations/additions of openings with a first floor terrace at the rear of the site. The outbuilding would have a first floor link to connect the outbuilding with the main dwelling. <u>Objection - concern that the overbuild will produce a dark tunnel due to the low height and deep nature. Traditionally these should be set back from the main building which would reduce the depth making it less of a dark tunnel. Dormer windows cause loss of privacy to neighbouring property, skylights here would be preferable.</u>	05-Jan	Park Street
5/2020/2851	14 Homestead Close Park Street AL2 2TB	Demolition of garage and erection of two storey side extension, loft conversion with rear dormer window and rooflights. Alterations to facades and roof	11-Jan	Park Street
5/2020/2619	141 Old Watford Road BW, AL2 3UU	Erection of brick boundary wall and gates (retrospective) <u>Objection - imposing and too high</u>	14-Dec	Bricket Wood
5/2020/2720	80 Oakwood Road Bricket Wood AL2 3QA	Demolition of existing dwelling and replacement with one, two storey detached dwelling with associated landscaping and parking <u>Objection - off centre positioning within plot is detrimental to the street scene</u>	04-Jan	Bricket Wood
5/2020/2459	96 Bucknalls Lane Garston WD25 9NH	Removal of sheds and construction of outbuilding with basement	04-Jan	Bricket Wood
5/2020/2690	129 Mount Pleasant Lane Bricket Wood AL2 3XQ	New roof to replace existing flat roof to provide extra habitable space on first floor with rear facing dormers. Single storey side and single storey side/rear extension; front porch; and remodel of dwelling with vertical clad and new front dormers <u>Objection - overdevelopment of plot</u>	04-Jan	Bricket Wood

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5/2020/2618	2 Branch Road Park Street St Albans AL2 2LU	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, single storey front extension, alterations to openings and removal of one chimney stack	14-Dec	Park Street
5/2020/2682	1 Hazel Road Park Street AL2 2AH	Alterations to openings and installation of rooflights (retrospective)	14-Dec	Park Street
5/2020/2608	1 Hazel Road Park Street St Albans AL2 2AH	Detached garage, landscaping and new vehicle crossover (resubmission following withdrawal of 5/2020/2056) <u>Objection - there is already a crossover at the rear of the premises, this entrance will mean the removal of a tree and established shrubs, the entrance is within 15 metres of a road junction, which according to Highways is not permitted.</u>	44207	Park Street
5/2020/2693	9 Penn Road Park Street AL2 2QS	Conversion of garage into a habitable space, side extension to link garage conversion and bathroom, insertion of rooflights	23-Dec	Park Street
5/2020/2703	182 Tippendell Lane Park Street AL2 2HZ	Two storey side and single storey side and rear extensions	05-Jan	Park Street
5/2020/2472	Kenwood House Harper Lane Shenley Radlett WD7 7HU	Creation of earth bund - part retrospective (resubmission following refusal of 5/2020/0303) - AMENDED /ADDITIONAL INFORMATION	05-Jan	Park Street
5/2020/2822	151 Watling Street Park Street AL2 2NZ	Raising of ridgeline of the dwelling and hip to gable loft conversion with rooflights and rear dormer windows, alterations to front porch	05-Jan	Park Street
5/2020/2692	Searches Farm Searches Lane Bedmond WD5 0SB	Erection of an agricultural building (retrospective) Objection - The site and building is not agricultural and the building not suitable for suggested use (chicken farming). Overbearing impact on listed building on opposite side of road.	18-Dec	Chiswell Green
5/2020/2833	30 Laburnum Grove Chiswell Green St Albans AL2 3HQ	Single storey rear extension to connect with existing garage. Conversion of garage to habitable accommodation, raising of west boundary fence to 2.2m and alterations to the frontage to form off street parking space and vehicle crossover	04-Jan	Chiswell Green
5/2020/2853	11 Laburnum Grove Chiswell Green St Albans AL2 3HQ	Erection of single storey front, side and rear extension following demolition of garage and rear porch	11-Jan	Chiswell Green
5/2020/2921	90 Stanley Avenue Chiswell Green St Albans AL2 3AZ	Proposed replacement single storey rear extension to dwelling	11-Jan	Chiswell Green

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5/2020/2767	3 North Close Chiswell Green St Albans AL2 3HB	New rear extension, front dormer and side window <u>from Juliet balcony</u> - <u>Concern over possible loss of privacy to neighbours</u>	05-Jan	Chiswell Green
5/2020/2787	Proposed Rail Freight Public Open Space And Community Forest Sites North Orbital Road Chiswell Green Hertfordshire St Albans	Discharge of Conditions 12.8 (delivery of rail works report) and 13.3 (rail works written report) 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. <u>Objection - doesn't discharge the condition set by the inspector</u>		Park Street
5/2020/2923	Building Research Establishment Bucknalls Lane Watford WD25 9XX	Discharge of Condition 24 (Land Contamination - Verification Report), 37 (BRE Northern Access Details) 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.		Bricket Wood
5/2020/2953	Land Rear Of 6 Broad Acre Bricket Wood Hertfordshire	Discharge of Condition 3 (sample of materials) & 7 (surface material for construction parking) of planning permission 5/2020/1650 dated 30/11/2020 for Construction of three bedroom dwelling with associated landscaping and parking		Bricket Wood
5/2020/2920	Proposed Rail Freight Public Open Space And Community Forest Sites North Orbital Road Chiswell Green Hertfordshire St Albans	Discharge of Conditions 12.8 (delivery of rail works report) and 13.3 (rail works written report) 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. <u>Objection - does not properly discharge the condition that was set.</u>		Park Street
5/2020/3021	23 Oakwood Road Bricket Wood AL2 3PT	Discharge of Conditions 3 (samples of materials) and 6 (slab levels) of planning permission 5/2020/2181 dated 23/11/2020 for Construction of detached bungalow with habitable loft space with associated car parking and landscaping, following demolition of existing bungalow, garage and shed		Bricket Wood

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Appeal Notifications

Planning Number	Address	Deadline
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Tree Applications

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Application Number/Address	Details
TP/2020/0788 TPO 1239 9 The Uplands Bricket Wood Hertfordshire AL2 3UW	To reduce front garden T1 Oak tree by approximately 30% to remove chance of branches falling & to increase light to the property - <u>Objection Submitted under delegated powers</u>
TP/2020/0833 TPO 1527 Hanstead Lodge Drop Lane Bricket Wood AL2 3TT	Area A1 trees. T26 x Red Chestnut to reduce by 1.5m height and width - structural defect in lower trunk, reduction will lower wind sail effect and lessen strain on weakened area. G4 x Lime to remove epicormic, remove major deadwood from throughout crown - allow inspection of lower trunk and general maintenance. G4 x Red chestnut to remove epicormic growth from trunk - allow inspection of lower trunk and general maintenance G4 x Lime to remove major deadwood throughout crown. Remove epicormic growth from base of the tree - allow inspection of lower trunk and general maintenance. T29 x Oak to reduce back retrenched limbs over lawn area by around 4m to a suitable growth point. Remove major deadwood over lawn area. - Safety. T38 x Norway Maple to remove major deadwood throughout crown, lift to 2.4m above ground level - safety, prevent injury whilst mowing lawn. T23 x Austrian Pine to remove 2 low limbs over grass area, remove major deadwood throughout crown - to allow more direct light into property when built. T22 x Silver Maple to remove low trunk growth - general tree management. T21 x Silver Maple to remove low trunk growth, reduce 2 over extended limbs growing towards property by 2m - to maintain a sufficient distance from property when built. T18 &19 Group of Horse Chestnut located on neighbouring land to cut back to boundary line full height of the trees. - to provide sufficient clearance from property when built. G2 Group of self set Ash in front of Yew to fell to ground level and grind out stumps. - to maintain area, allow more prominent Yew to dominate

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Consultations

Subject	Organisation	Deadline	Comment
PROPOSED BASE STATION INSTALLATION AT CTIL_245372 20, VF_16018, The proposed development will provide improved 2G, 3G, 4G and 5G network coverage for Vodafone in the area. Bucknalls Drive, At junction with Mount Pleasant Lane, Bricket Wood, St Albans, Hertfordshire AL2 3XY (NGR: 512828, 201999)	Waldon Telecom Ltd Phoenix House, Pyrford Road, West Byfleet, Surrey, KT14 6RA 01932 411 011 enq@waldontelecom.com www.waldontelecom.com	19-Jan-21	<u>Objection -</u> <u>Proposed site is</u> <u>within a SSSI.</u> <u>Suggested</u> <u>revisiting</u> <u>alternative sites</u>

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Appeal Decisions

Reference/Address	Details	Decision
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Certificate of Lawfulness

Application Ref	Details	Decision
5/2020/2956	Certificate of Lawfulness (proposed) - Single storey rear extension at Far End Oaks Path Garston Hertfordshire Watford WD25 9NA	Proposed
5/2020/3000	Certificate of Lawfulness (proposed) - Part single, part two storey rear extension with rooflights following demolition of existing single storey rear extension, insertion of rooflight to front elevation and new windows and door to side elevation at 32 St Lawrence Way Bricket Wood Hertfordshire AL2 3XN	Proposed
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	Approved
5/2020/3207	Certificate of Lawfulness (proposed) - Demolition of garage and provision of hard surface access within the site at 27 Tippendell Lane Chiswell Green St Albans Hertfordshire AL2 3HW	Proposed

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Prior Notifications

Application Number	Details	Decision
5/2020/2962	Prior Notification - Single storey rear extension 3m in height x 6m in depth and 3m in height to the eaves at 18 Spooners Drive Park Street St Albans Hertfordshire AL2 2HL	Proposed
5/2020/2981	Prior Notification - Single storey rear extension 3.5m in height x 4m in depth and 3m in height to the eaves at 14 Birchwood Way Park Street St Albans Hertfordshire AL2 2SG	Proposed
5/2020/3108	Prior Notification - Single storey rear extension 3m in height x 8m in depth and 3m in height to the eaves at 102 Bucknalls Lane Garston Hertfordshire WD25 9NH	Proposed
5/2020/2573	Prior Notification - Single storey rear extension 3.55m in height x 4m in depth with 2.359m height to eaves at 11 Birchwood Way Park Street St Albans Hertfordshire AL2 2SE	NCS Prior approval not required
5/2020/2773	Prior Approval - Demolition of detached bungalow at 50 Mayflower Road Park Street St Albans Hertfordshire AL2 2QW	Demolition - Prior Approval Required and Refused

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Decisions

Application ref	Details	Decision
5/2020/1972	Detached outbuilding to front at 76 Tippendell Lane Park Street St Albans Hertfordshire AL2 2HD	Withdrawn
5/2020/2007	Dropped kerb and driveway (resubmission following withdrawal of 5/2020/1141) at 23 Radlett Road Frogmore St Albans Hertfordshire AL2 2JX	DC3 Conditional Permission
5/2020/2118	Single storey rear extension partially above existing lower ground floor at 2 Radlett Road Frogmore St Albans Hertfordshire AL2 2LF	DC4 Refusal
5/2020/2249	Single storey front and rear extensions with rooflights following demolition of existing conservatory at 2 Balmoral Close Park Street St Albans Hertfordshire AL2 2AF	DC3 Conditional Permission
5/2020/2365	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 at 35 Orchard Drive Park Street St Albans Hertfordshire AL2 2QQ	Approved
5/2020/2369	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 at Land At Harperbury Hospital Harper Lane Radlett Shenley Hertfordshire WD7 9HH	Approved
5/2020/1121	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) at Woodview Lodge Lye Lane St Albans Hertfordshire AL2 3TW	DC4 Refusal
5/2020/2114	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 at 4 Newlyn Close Bricket Wood AL2 3UP	DC3 Conditional Permission

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Application ref	Details	Decision
5/2020/2224	Single storey rear extension with roof lantern following demolition of existing conservatory, garage conversion and alterations to openings at 6 Stratford Way Bricket Wood Hertfordshire AL2 3PB	DC3 Conditional Permission
5/2020/2314	Replacement of existing conservatory with single storey side extension at 59 Burston Drive Park Street St Albans Hertfordshire AL2 2HP	DC3 Conditional Permission
5/2020/2355	Single storey rear and side extension at 14 Birchwood Way Park Street St Albans Hertfordshire AL2 2SG	DC4 Refusal
5/2020/2645	Discharge of Condition 7 (existing ground levels and proposed finished slab levels) 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 Hertfordshire AL2 2AQ	Approved
5/2020/2271	Retention of two temporary moveable storage containers at 129 Mount Pleasant Lane Bricket Wood Hertfordshire AL2 3XQ	DC4 Refusal
5/2020/2297	Single storey rear extension with rooflight, addition of bay window to first floor rear, alteration to rear dormer to add juliet balcony at 179 Watford Road Chiswell Green St Albans Hertfordshire AL2 3HG	DC3 Conditional Permission
5/2020/2322	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 openings at 7 Hammers Gate AL2 3DZ	DC3 Conditional Permission
5/2020/2411	Two storey side and first first side, pitch roof over existing front extension at 3 Manor Drive Chiswell Green St Albans Hertfordshire AL2 3DH	DC3 Conditional Permission
5/2020/2405	Raising of ridge height to facilitate loft conversion to habitable accommodation with side dormer windows at 63 Cuckmans Drive Chiswell Green St Albans AL2 3BD	DC4 Refusal
5/2020/1809	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 at Searches Farm Searches Lane Bedmond	Discharge of Condition - Partial