

**St Stephen Parish Council - Planning List January - February 2021**  
**Planning Committee Meeting 11 February 2021**

**Planning Applications**

The comments reproduced here were agreed by the Planning Committee on 11 February 2021

Planning Ref	Location	Proposal/ <u>Comments</u>	Issued	Ward
5/2020/3022	Land to the rear of Burston Garden Centre North Orbital Road Chiswell Green AL2 2DS	Demolition of all existing buildings, structures and hardstanding and redevelopment of the site to provide a new retirement community comprising 80 assisted living apartments with community facilities and 44 bungalows together with associated access, bridleway extension, landscaping, amenity space, car parking and associated and ancillary works <b><u>Strongly Support, with the condition that an approved landscaping scheme is implemented before the sale of the first unit. This proposal meets local needs as reflected in the communities survey and in the draft Neighbourhood Plan. Requested Call-in if Officers minded to refuse</u></b>	29-Jan	Chiswell Green
5/2020/2946	60 Mayflower Road Park Street AL2 2QW	First floor side/rear extension and alteration to existing flat roof	18-Jan	Park Street
5/2020/2565	11 Birchwood Way Park Street AL2 2SE	Part single, part two storey front extension	25-Jan	Park Street
5/2020/3075	21 Radlett Road Frogmore AL2 2JX	Single storey front and side extension	25-Jan	Park Street
5/2020/3106	6 Seaman Close Park Street St Albans Hertfordshire AL2 2NX	Single storey side extension, internal alterations and removal of chimney	29-Jan	Park Street
5/2020/3041	12 Mayflower Road Park Street St Albans Hertfordshire AL2 2QR	Raising of ridge height to incorporate loft conversion with dormer window, juliette balcony and rooflights, single storey front extension, alterations to openings and rendering of dwelling (resubmission following approval 5/2019/2441)	29-Jan	Park Street
5/2021/0026	110a Park Street Lane Park Street St Albans Hertfordshire AL2 2JG	Construction of 3 bedroom chalet bungalow with habitable loft space following demolition of existing outbuildings, new vehicular access, associated car parking and landscaping works <b><u>Objection - access onto Park Street Lane here would be dangerous, close to junction with Burston Drive and adjacent to a bus stop</u></b>	01-Feb	Park Street
5/2021/0144	70A Radlett Road Frogmore St Albans Hertfordshire AL2 2LD	Extension of existing dormer windows to create larger area of habitable loft space, insertion of juliette balcony and alterations to openings	05-Feb	Park Street
5/2020/3001	16 The Crescent Bricket Wood AL2 3NF	Part single, part two storey rear and side extension, raising of ridge height and alterations to roof to create first floor extension with side dormer windows, alterations to openings <b><u>Objection - over development of site, out of keeping with adjacent properties</u></b>	25-Jan	Bricket Wood

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5/2020/3053	1 Oakridge Bricket Wood AL2 3PS	Single storey rear/side extension with bay window and rooflight, single storey side infill extension	25-Jan	Bricket Wood
5/2020/3201	Land Between 14 And 18 The Uplands Bricket Wood Hertfordshire	Construction of a three bedroom detached bungalow with habitable loft space, new vehicular access with car parking, landscaping works and bin store <b><u>Objection - house would be overbearing on adjacent properties and out of keeping with street scene</u></b>	29-Jan	Bricket Wood
5/2020/3113	Wexhams Lye Lane St Albans AL2 3TB	Erection of bungalow to replace existing buildings with passing bay to existing access <b><u>Objection - inappropriate development in the Green belt without special circumstances</u></b>	29-Jan	Bricket Wood
5/2021/0133	56 The Crescent Bricket Wood AL2 3NF	Single storey side and rear extensions with rooflights, side dormer window and new rooflight on existing side garage <b><u>Concern over loss of privacy to neighbouring property recommend a condition being that of obscured glass in overlooking windows.</u></b>	04-Feb	Bricket Wood
5/2021/0119	4 Broad Acre Bricket Wood AL2 3RX	Single storey rear extensions <b><u>Strong Objection - over development of plot, overbearing on neighbouring properties, loss of light to neighbouring properties, would make the dwelling over 50% larger than original footprint</u></b>	05-Feb	Bricket Wood
5/2020/3082	11 South Riding Bricket Wood AL2 3NG	Two storey front extension with a new front porch, single storey rear extension and extension to rear patio <b><u>comment - ensure adequate parking provision is maintained</u></b>	25-Jan	Bricket Wood
5/2020/3126	102 Bucknalls Lane Garston WD25 9NH	Loft conversion with hip to gable roofs and side windows, rear dormer and 2 roof windows plus front porch roof alterations	29-Jan	Bricket Wood
5/2020/3205	27 Hyburn Close Bricket Wood AL2 3QX	Single storey rear extension, garage conversion, two storey front extension with dormer window, raising of ridge height to accommodate loft conversion with rear dormer window and front rooflights, alterations to openings	01-Feb	Bricket Wood
5/2021/0029	129 Mount Pleasant Lane Bricket Wood AL2 3XQ	Retention of one temporary moveable storage container (resubmission following refusal of 5/2020/2271)	01-Feb	Bricket Wood
5/2021/0111	19 Hornbeams Bricket Wood AL2 3SP	Two storey side and rear extension, single storey front and side/rear extensions, garage conversion and alterations to openings	05-Feb	Bricket Wood
5/2021/0107	10 North Riding Bricket Wood AL2 3L	Part demolition of existing house and side storage, existing house extended to side and rear with new first floor including front dormers, rear dormer and roof lights, two storey front extension, single-storey rear extension and additional parking provided to front <b><u>Objection - will stand out of character with the street scene</u></b>	08-Feb	Bricket Wood

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5/2020/2881	18 Driftwood Avenue Chiswell Green AL2 3DE	Proposed widened rear dormer. Corridor link and side extension to previously covered detached garage.	18-Jan	Chiswell Green
5/2020/2971	150 Watford Road Chiswell Green AL2 3EB	Loft conversion with hip to gable roof extension, rear dormer window and front rooflights <b><u>Comment - concern about unbalances of roof profile on street scene</u></b>	18-Jan	Chiswell Green
5/2020/3024	10 Chiswell Green Lane St Albans AL2 3AN	Single storey rear and side extensions, alteration to boundary wall and alterations to openings following removal of existing conservatory	25-Jan	Chiswell Green
5/2020/3095	Petrol Filling Station 551 Watford Road Chiswell Green AL2 3EH	Installation of electric vehicle charger and bays and equipment compound, GRP electric cabinet and substation <b><u>Support - The Parish Council would welcome this</u></b>	25-Jan	Chiswell Green
5/2020/3147	18 Cuckmans Drive Chiswell Green St Albans AL2 3AX	Demolition of existing single storey rear extension, erection of part single storey, part two storey rear extension, new mono-pitched roof form to garage, conversion of existing garage to habitable space, insertion of rooflights, additional/altered openings, removal of existing flues and erection of new flue	01-Feb	Chiswell Green
5/2020/2960	50 Tippendell Lane Chiswell Green AL2 3HL	Loft conversion with rear dormer window and front rooflight <b><u>Objection - loss of privacy to neighbouring properties from Juliette balcony, windows would be more appropriate</u></b>	03-Feb	Chiswell Green
5/2020/2899	34 Laburnum Grove Chiswell Green AL2 3HQ	Part single part two storey rear extension, single storey side extensions, garage conversion, loft conversion with two rear dormers, rooflights, alterations to front gable including infilling porch and new glazing, removal of chimney <b><u>Objection - over development of plot, insufficient amenity space, out of character</u></b>	03-Feb	Chiswell Green
5/2021/0073	541 Watford Road Chiswell Green St Albans AL2 3DU	Proposed first floor addition and roof alterations, single storey rear extension, front porch and alterations to openings	08-Feb	Chiswell Green
5/2020/2896	31 Frogmore Home Park AL2 2LN	Replacement mobile home	18-Jan	Park Street
5/2020/3072	Holy Trinity Church Frogmore St Albans Hertfordshire AL2 2JU	Partial demolition of boundary wall, widening of vehicle access and erection of new boundary wall (resubmission following refusal of 5/2020/0633)	25-Jan	Park Street

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5/2020/3193	47 & 49 Mayflower Road Park Street St Albans AL2 2QN	Demolition of 47 & 49 Mayflower Road and construction of one, four bedroom, two, four bedroom with basement and one, five bedroom detached dwellings with new access with associated carparking and landscaping works <b><u>Objection – out of character with the area.</u></b>	29-Jan	Park Street
5/2020/2746	6 Grovebury Gardens Park Street AL2 2QE	Replacement conservatory	29-Jan	Park Street
5/2021/0106	162 Tippendell Lane Park Street St Albans AL2 2HJ	Removal of existing garage and single storey extension, replaced with a two storey side extension, two storey rear extension and single storey side and rear extensions	05-Feb	Park Street
5/2020/2954	Land R/O 6 Broad Acre Bricket Wood	Variation of Condition 8 (obscure glazing of rooflights) of planning permission 5/2020/1650 dated 30/11/2020 for Construction of three bedroom dwelling with associated landscaping and parking	18-Jan	Bricket Wood
5/2021/0285	Land South Of Minister Court Frogmore Hertfordshire St Albans	Discharge of Conditions 3 (materials), 6 (hard and soft landscape), 7 (groundwater contamination), 8 (site investigation), 9 (remediation strategy), 11 (contamination), 13 (drainage strategy), 14 (japanese knotweed), 15 (landscape and ecological management plan), 19 (slab levels) and 20 (external lighting) of planning permission 5/2020/2505 dated 22/01/2021 for Construction of four dwellings with associated parking and landscaping	08-Feb	Park Street
5/2021/0020	32 Laburnum Grove Chiswell Green St Albans AL2 3HQ	Variation of Condition 2 (approved plans) infill recess to front of the property of planning permission 5/2020/0968 dated 23/06/2020 for Single storey rear extension with lantern light following demolition of existing conservatory, single storey front extension, alterations to opening	08-Feb	Chiswell Green

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**Appeal Notifications**

<b>Planning Number</b>	<b>Address</b>	<b>Deadline</b>
5/2020/1667 Appeal Ref: App/B1930/W/21/3267870 Land Adjacent (south) Winslo House 200 Radlett Road St Albans AL2 2EN	Outline application (access sought) - Erection of nine dwellings	
5/2020/2118 2 Radlett Road Frogmore St Albans	Single storey rear extension partially above existing lower ground floor	
5/2020/1207 Land Adj 1 Railway Cottages Station Road Bricket Wood Hertfordshire	Two semi-detached, three bedroom dwellings with associated landscaping, parking and new crossover	

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**Tree Applications**

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TP/2021/0032 TPO 1554 8 Cuckmans Drive Chiswell Green St Albans Hertfordshire AL2 3AX	Rear garden T1 Oak Tree - Reduce by 3-4 metres to reduce shading on all neighbouring gardens. Properties include: - 92 Stanley Avenue, 94 Stanley Avenue, 96 Stanley Avenue, 4 Cuckmans Drive, 6 Cuckmans Drive, 98 Stanley Avenue & 2 Cuckmans Drive, AL2 3AX. <b><u>Objection - nearest property over 22m away. Specimen tree important in street scene and worth preserving.</u></b>
TP/2021/0044 TPO 1527 Linden Homes At Hanstead Park Smug Oak Lane Bricket Wood Hertfordshire	Area A1 trees: T233 Indian bean, T232 Indian bean, G18 Various, T112 Siberian Elm, T114 Norway Spruce, T116 Weeping Beech, Trees to be reduced from building and footpaths by 1m to 2m in accordance to BS3998:2010 Tree Work Recommendations for reason of safety and good arboricultural practice.

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**Consultations**

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<b>Subject</b>	<b>Organisation</b>	<b>Deadline</b>	<b>Comment</b>
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**Appeal Decisions**

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<b>Reference/Address</b>	<b>Details</b>	<b>Decision</b>
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**Certificate of Lawfulness**

<b>Application Ref</b>	<b>Details</b>	<b>Decision</b>
5/2020/2935	Certificate of Lawfulness (existing) - To prove that the existing buildings labelled A, B, C, D, and E on site plan MPL-01 were built and have been physically standing for a continuous period of at least 10 years at Land Adjacent 12 Mount Pleasant Lane Bricket Wood Hertfordshire	Proposed
5/2021/0078	Certificate of Lawfulness (proposed) - Loft conversion, consisting of two side dormers and UPVC windows to match at 63 Cuckmans Drive Chiswell Green St Albans Hertfordshire AL2 3BD	Proposed
5/2021/0142	Certificate of Lawfulness (existing) - Construction of dwelling house at Searches Farm Searches Lane Bedmond Hertfordshire St Albans WD5 0SB	Proposed
5/2020/2956	Certificate of Lawfulness (proposed) - Single storey rear extension at Far End Oaks Path Garston Hertfordshire Watford WD25 9NA	Approved

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**Prior Notifications**

<b>Application Number</b>	<b>Details</b>	<b>Decision</b>
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	NCS Prior approval required and refused
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	NCS Prior approval not required
5/2021/0224	Prior Approval - Enlargement of a dwelling house by construction of one additional storey to a maximum height of 7.70m at 32 Old Orchard Park Street St Albans Hertfordshire AL2 2Q	Proposed
5/2021/0246	Prior Notification - Single storey rear extension 3m in height x 4m in depth and 3m in height to the eaves at 18 Spooners Drive Park Street St Albans Hertfordshire AL2 2HL	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	NCS Prior approval not required

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**Decisions**

<b>Application ref</b>	<b>Details</b>	<b>Decision</b>
5/2020/1749	New dormer window to front elevation with relocation of rooflight, and extension to existing rear dormer window, alterations to openings and rear patio area -AMENDED PLANS AND DESCRIPTION at 8 Ringway Road Park Street St Albans Hertfordshire AL2 2RB	DC3 Conditional Permission
5/2020/2178	Variation of Conditions 2 (approved plans) and 5 (rear garden/amenity space) to divide rear garden/amenity space and allow use by both flats of planning permission 5/2018/3354 dated 07/05/2019 for Erection of two, two bedroom maisonette building and alterations to vehicle crossovers at Land adjacent to 46 Ringway Road Park Street Hertfordshire	DC3 Conditional Permission
5/2020/2496	Conversion of garage to habitable room with replacement of door to window, Alterations to rear elevation with replacement of window to door at 2 Handley Gate Bricket Wood AL2 3RW	Withdrawn
5/2020/3021	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 at 23 Oakwood Road Bricket Wood Hertfordshire AL2 3PT	Approved
5/2020/2505	Construction of four dwellings with associated parking and landscaping at Land South Of Minister Court Frogmore St Albans Hertfordshire	DC3 Conditional Permission
5/2020/2689	Two storey side and part two storey, part single storey rear extension, following removal of the existing side garage at 24 Spooners Drive Park Street St Albans Hertfordshire AL2 2HL	DC3 Conditional Permission
5/2020/2693	Conversion of garage into a habitable space, side extension to link garage conversion and bathroom, insertion of rooflights at 9 Penn Road Park Street St Albans Hertfordshire AL2 2Q	DC3 Conditional Permission
5/2020/2984	Detached outbuilding to front (resubmission following withdrawal of 5/2020/1972) at 76 Tippendell Lane Park Street St Albans Hertfordshire AL2 2HD	DC3 Conditional Permission

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**Decisions**

<b>Application ref</b>	<b>Details</b>	<b>Decision</b>
5/2020/2530	Listed Building consent - Alterations and extension to and change of use from domestic outbuilding to office at The Barn Sergehill Lane Bedmond Hertfordshire Abbots Langley WD5 0RZ	DC10 Listed Building Conditional Consent
5/2020/2923	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 at Building Research Establishment Bucknalls Lane Watford Hertfordshire WD25 9XX	Approved
5/2020/2122	Construction of two dwellings with detached garages and associated hard and soft landscaping works in the garden of 3 Hanstead Cottages following demolition of existing outbuildings, alterations to car port of existing dwelling at 3 Hanstead Cottages Drop Lane Bricket Wood Hertfordshire AL2 3PH	DC4 Refusal
5/2020/2300	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 (part retrospective) at 2 The Mall Park Street St Albans Hertfordshire AL2 2HT	DC3 Conditional Permission
5/2020/2703	Two storey side and single storey side and rear extensions at 182 Tippetell Lane Park Street St Albans Hertfordshire AL2 2HZ	DC3 Conditional Permission
5/2020/2922	Listed Building consent - Localised reinstatement of modern left hand extension part of the property following subsidence related damage. Works to include removal of existing lath and plaster ceiling and replacement with new, crack strengthening using helibar and expanded metal lath followed by new plaster works, and then general redecoration. at Serge Hill Sergehill Lane Bedmond Hertfordshire Abbots Langley WD5 0RY	Withdrawn
5/2020/2953	Discharge of Conditions 3 (sample of materials) & 7 (surface material for parking) of planning permission 5/2020/1650 dated 30/11/2020 for Construction of three bedroom dwelling with associated landscaping and parking at Land Rear Of 6 Broad Acre Bricket Wood Hertfordshire	Discharge of Condition - Approved