

St Stephen Parish Council - Planning List March-April 2021
Planning Committee Meeting 8 April 2021

Planning Applications

The comments reproduced here were agreed by the Planning Committee on 8 April 2021

Planning Ref	Location	Proposal/Comments	Issued	Ward
5/2021/0175	Searches Farm Searches Lane Bedmond St Albans WD5 0SB	Utility hut and earth bund (retrospective), installation of fences and gates (part-retrospective) and new stable building and separate tack room <u>Objection: inappropriate development in the Green Belt, without there being any exceptional circumstances</u>	31-Mar	Chiswell Green
5/2021/0208	Land r/o 76-80 Oakwood Road Bricket Wood	Six semi-detached dwellings with associated access, parking and landscaping <u>Strong Objection - Over development of the plot. Tree felling to date and extra felling required fundamentally changes the character of the area and has had and will have a further adverse effect on wildlife/biodiversity. There is insufficient room for replanting previously illegally felled trees. The development would cause extra pressure on an already flood prone area. Width of access road insufficient for fire engines and refuse lorries, leading to the need for up to 12 wheelie bins plus paper and food waste boxes to be left on Oakwood Road. Insufficient parking allocation with no additional capacity on Oakwood Road. The predominance of vehicle parking along the frontage of the properties would be out of keeping with the existing street scene. In summary the Council believe that this development would cause material harm to the character and appearance of the area.</u>	19-Mar	Bricket Wood
5/2021/0402	Land adjacent (South) Winslo House 200 Radlett Road AL2 2EN	Outline application (access sought) - Erection of seven dwellings <u>Objection – Green Belt development in an unsustainable location for which no Very Special Circumstances exist</u>	22-Mar	Park Street
5/2021/0628	7 Orchard Drive Park Street AL2 2HQ	Singe storey garage to front of existing dwelling <u>Objection – Out of keeping with street scene .</u>	31-Mar	Park Street
5/2021/0737	14 Frogmore St Albans Hertfordshire AL2 2Lh	Subdivision of existing dwelling to create two dwellings with associated landscaping following part single, part two storey rear extension and demolition of rear extension <u>Comment - Prior to granting permission, the District Council should reassure itself that the claimed benefits to the Conservation Area will be realised.</u>	01-Apr	Park Street
5/2021/0724	Noke Lane Business Centre Noke Lane AL2 3NY	Demolition of existing units and construction of apartment block consisting of 5 studio, 20 one bedroom and 11 two bedroom apartments with associated bin stores, landscaping and parking <u>Objection, inappropriate development of the Green Belt and loss of much needed small business space</u>	31-Mar	Chiswell Green

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5/2021/0463	23 Ragged Hall Lane Chiswell Green AL2 3LB	Replacement dwelling (part retrospective) <u>Comment - the District Council should consider withdrawing permitted development rights if allowing a rebuild</u>	06-Apr	Chiswell Green
5/2021/0610	7 Juniper Avenue Bricket Wood AI2 3LR	Single storey rear extension	31-Mar	Bricket Wood
5/2021/0561	22 Hammers Gate Chiswell Green St Albans AL2 3DZ	Single storey rear extension following demolition of existing conservatory, erection of detached garden building, alterations to front porch canopy, alterations to openings	22-Mar	Chiswell Green
5/2021/0673	539 Watford Road Chiswell Green St Albans AL2 3DU	Front dormer window, front porch, alterations to openings, additional roof lights, demolition of garage & lean to	31-Mar	Chiswell Green
5/2021/0710	8A Manor Drive Chiswell Green St Albans Hertfordshire AL2 3DH	Front porch extension with rooflight	31-Mar	Chiswell Green
5/2021/0335	40 Willow Way Chiswell Green AL2 3DQ	Single storey rear extension	06-Apr	Chiswell Green
5/2021/0504	25 Mayflower Road Park Street AL2 2QP	Single storey side and rear extension	19-Mar	Park Street
5/2021/0745	69 Orchard Drive Park Street St Albans Hertfordshire AI2 2QH	Erection of two storey side extension, part two storey rear extension, part single storey rear extension and part single storey front extension following demolition of existing single storey front porch and single storey side garage, with widening of front	31-Mar	Park Street
5/2021/0782	56 Ringway Road Park Street AL2 2RD	First floor side extension with rooflights and rear and side juliette balcony	31-Mar	Park Street
5/2021/0187	19 Bucknalls Drive Bricket Wood AL2 3XJ	Loft conversion with side dormer window, single storey side and rear extension with rooflights		Bricket Wood
5/2021/0619	10 Birch Copse Bricket Wood AL2 3UT	Conversion of existing single storey rear garage	31-Mar	Bricket Wood
5/2021/0197	201 Watford Road Chiswell Green AL2 3HH	Proposed timber framed and cedar clad single storey garden room		Chiswell Green

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5/2020/2764	Killigrew Primary And Nursery School East Close Chiswell Green AL2 3HD	Installation of single lane running track of multi-play artificial grass	31-Mar	Chiswell Green
5/2021/0656	172 Watford Road Chiswell Green AL2 3EB	Part single storey, part first floor side extension, demolition of existing rear loft dormers and extension of loft room with new rear dormer and two front rooflights, alterations to openings	31-Mar	Chiswell Green
5/2021/0776	Land Adjacent 1a Barry Close Chiswell Green	Construction of a three bedroom detached dwelling with associated landscaping works and car parking	06-Apr	Chiswell Green
5/2021/0652	The Old Lodge Drop Lane Bricket Wood AL2 3TT	Discharge of Conditions 5 (archaeological observation) and 7 (archaeological observation) of planning permission 5/2019/1904 dated 22/10/2019 for Demolition of existing building and construction of replacement dwelling with detached garage		Bricket Wood
5/2021/0723	Former HSBC Training Centre Smug Oak Lane Bricket Wood Hertfordshire AL2 3P	Non Material Amendment - House type substitute for plots 116-128, Ground floor extensions added plots 121 - 124, Side parking to plots 118 & 127 swapped to other side of plot, Parking realigned to front of plots 61-68, Resiting of plot 117 further north for 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		Bricket Wood
5/2021/0867	Petrol Filling Station 551 Watford Road Chiswell Green AL2 3EH	Discharge of Condition 3 (materials) of planning permission 5/2020/3095 dated 10/03/2021 for Installation of electric vehicle charger and bays and equipment compound, GRP electric cabinet and substation		Chiswell Green

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5/2021/0557	Land Rear Of 4A Frogmore St Albans	Variation of Conditions 6 (verification report) and 7 (site reclamation) for both conditions to be amended so works can be carried out and discharged when hard and soft landscaping is undertaken of planning permission 5/2020/0807 dated 14/12/2020 for Removal of shipping containers and construction of eight, two bedroom dwellings with associated parking and landscaping.		Park Street
5/2021/0742	The Kestrels Care Home 2- 4 The Kestrels Bucknalls Drive Bricket Wood Hertfordshire	Variation of Condition 2 (maximum residents) to increase maximum resident capacity to 14 of planning permission 5/2015/2873 dated 28/01/2016 for Change of use to Class C2 (residential institution) alterations to windows and doors, extensions, new render and cladding, alterations to entrances, paving, steps, parking areas,new ramp and wall, relocations of streetlight	31-Mar	Bricket Wood

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Appeal Notifications

Planning Number	Address/Details	Deadline
5/2020/2692 App/B1930/W/21/3271330	Searches Farm Searches Lane Bedmond Hertfordshire St Albans WD5 0SB Erection of an agricultural building (retrospective)	
5/2020/1667 - APP/B1930/W/21/3267870	Winslo House, 200 Radlett Rd, St Albans.	29/04/2021
5/2020/1628 App/B1930/W/21/3271862	Woodland Edge Drop Lane Bricket Wood Hertfordshire AL2 3TX Change of use of agricultural land to equestrian and erection of 3 stable buildings and associated fencing and hardstanding (retrospective)	
5/2020/175 App/B1930/D/21/3271974	24 Frogmore Home Park St Albans AL2 2LW Single storey side and rear extension and cladding of elevations	

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Tree Applications

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TP/2021/0140 TPO01648 4 Ash Copse Bricket Wood Hertfordshire AL2 3YA	T1 Oak (T3 on TPO) - Remove, located at the back of property. Progressive decline within the upper and lower crown with decay and fungal bracket present at the base thought to be Polyporus squamosus. T2 Oak (Within G2 on TPO) Remove - at the front of property; damage to property lifting of the driveway and path running alongside structural wall and footings of house. <u>Objection</u>
TP/2021/0172 TPO 1344 165 Mount Pleasant Lane Bricket Wood Hertfordshire AL2 3XH	T2 Oak tree nearest the house to reduce crown by 30% to increase light into the property. T3 Oak tree in the hedge with St.Lawrence Way...clear the telephone cable of branches...minor work.T4 Oak tree nearer the gate dead-wood <u>Leave decision to SADC Officer</u>
TP/2021/0199 TPO 1066 202b Park Street Lane Park Street St Albans Hertfordshire AL2 2AQ	Sycamore adjacent to bungalow - remove too close to bungalow. Single large Leyland , woodland edge - remove.Leylands adjacent to Sycamores - - remove10-11- reduce heights by 50% 6 x Birch - remove decay in upper crown - prune woundsCedar - remove due to lack of light to property and out of keeping with an Oak / Hazel woodland.Work to Leylands - due to lack of light to properties and out of keeping with an Oak/ Hazel woodland <u>Objection to the felling of trees other than Leylands</u>

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Consultations

Subject	Organisation	Deadline	Comment
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Appeal Decisions

Reference/Address	Details	Decision
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Certificate of Lawfulness

Application Ref	Details	Decision
5/2021/0606	Certificate of Lawfulness (proposed) - Loft conversion with rear dormer window with front rooflights at 54 How Wood Park Street St Albans Hertfordshire AL2 2SJ	Proposed
5/2021/0550	Certificate of Lawfulness (proposed) - Loft conversion with hip-to-gable roof extension and rear dormer window at 12 Driftwood Avenue Chiswell Green St Albans Hertfordshire AL2 3DE	Proposed
5/2021/0727	Certificate of Lawfulness (proposed) - Outbuilding within the curtilage at Waterdale Cottage Chequers Lane Garston Hertfordshire WD25 0GN	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	Approved
5/2021/0895	Certificate of Lawfulness (proposed) - Demolition of existing shed and proposed out building to be used for storage and as a summer house not for habitable purposes at 102 Bucknalls Lane Garston Hertfordshire WD25 9NH	Approved

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Prior Notifications

Application Number	Details	Decision
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	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 2QB	NCS Prior approval required and refused
5/2021/0230	Prior Notification - The proposed development comprises the installation of 1no. 20m street monopole, the installation of 2no. cabinets and 1no. meter cabinet, and ancillary works thereto at Proposed Telecommunications Site At Junction Of Mount Pleasant Lane And Bucknalls Drive Bricket Wood Hertfordshire	TA refusal

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Decisions

Application ref	Details	Decision
5/2020/2608	Detached garage, landscaping, new vehicle crossover proposed entrance gates & new boundary wall to Hazel Road boundary at 1 Hazel Road Park Street St Albans Hertfordshire AL2 2AH	DC3 Conditional Permission
5/2020/2676	Two storey rear extension, new openings to sides at 16 Maplefield Park Street St Albans Hertfordshire AL2 2BG	DC3 Conditional Permission
5/2020/3041	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) at 12 Mayflower Road Park Street St Albans Hertfordshire AL2 2QR	DC3 Conditional Permission
5/2021/0026	Construction of 3 bedroom chalet bungalow with habitable loft space following demolition of existing outbuildings, new vehicular access, associated car parking and landscaping works at 110a Park Street Lane Park Street St Albans AL2 2JG	DC3 Conditional Permission
5/2020/2781	Single storey front and side extensions to create two additional ensuite bedrooms, office and laundry space and additional communal living area, alterations to openings. Alterations to landscaping and additional car parking at The Kestrels Care Home 2-4 The Kestrels Bucknalls Drive Hertfordshire Bricket Wood	DC3 Conditional Permission
5/2020/2881	Proposed widened rear dormer. Corridor link and side extension to previously covered detached garage at 18 Driftwood Avenue Chiswell Green St Albans AL2 3DE	DC3 Conditional Permission
5/2020/2971	Loft conversion with hip to gable roof extension, rear dormer window and front rooflights at 150 Watford Road Chiswell Green St Albans Hertfordshire AL2 3EB	DC3 Conditional Permission
5/2020/3024	Single storey rear and side extensions, alteration to boundary wall and alterations to openings following removal of existing conservatory at 10 Chiswell Green Lane St Albans Hertfordshire AL2 3AN	DC3 Conditional Permission
5/2020/3095	Installation of electric vehicle charger and bays and equipment compound, GRP electric cabinet and substation at Petrol Filling Station 551 Watford Road Chiswell Green Hertfordshire St Albans AL2 3EH	DC3 Conditional Permission

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Decisions

Application ref	Details	Decision
5/2021/0073	Proposed first floor addition and roof alterations, single storey rear extension, front porch and alterations to openings at 541 Watford Road Chiswell Green AL2 3DU	DC3 Conditional Permission
5/2021/0132	Advertisement Consent - Two non-illuminated charging bay signs and one non-illuminated directional sign and one non-illuminated entrance sign at Petrol Filling Station 551 Watford Road Chiswell Green Hertfordshire St Albans AL2 3EH	AC3 Advert - Extra Conditions
5/2021/0334	Non Material Amendment to allow alterations including increased window cill heights (150mm higher) and change of facing brick to smooth render on all surfaces 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 AL2 3PT	Non Material Amendment Refuse
5/2021/0361	Discharge of Condition 3 (sample of materials) & 5 (slab levels) of planning permission 5/2020/2068 dated 06/11/2020 for Construction of detached dwelling with associated parking and landscaping at 11 Tippendell Lane St Albans Chiswell Green AL2 3HJ	Discharge of Condition - Approved
5/2021/0477	Non Material Amendment -Change to render and half brick, repositioning of window and removal of side window to bay to planning permission 5/2020/2068 dated 06/11/2020 for Construction of detached dwelling with associated parking and landscaping at Land adj 11 Tippendell Lane Chiswell Green St Albans AL2 3HJ	Non Material Amendment Refuse
5/2020/2565	Part single, part two storey front extension at 11 Birchwood Way Park Street St Albans Hertfordshire AL2 2SE	DC3 Conditional Permission
5/2020/2896	Replacement mobile home at 31 Frogmore Home Park St Albans AL2 2LN	DC3 Conditional Permission
5/2020/2899	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 at 34 Laburnum Grove Chiswell Green St Albans Hertfordshire AL2 3HQ	DC3 Conditional Permission

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5/2021/0517	Discharge of Condition 7 (bin and bike store) 5/2018/2118 dated 058/02/2019 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 Drop Lane Bricket Wood Hertfordshire	Discharge of Condition - Approved
5/2020/3053	Single storey rear/side extension with bay window and rooflight, single storey side infill extension at 1 Oakridge Bricket Wood Hertfordshire AL2 3PS	DC3 Conditional Permission
5/2020/3126	Loft conversion with hip to gable roofs and side windows, rear dormer and two roof windows plus front porch roof alterations at 102 Bucknalls Lane Garston Hertfordshire WD25 9NH	DC3 Conditional Permission
5/2021/0029	Retention of one temporary moveable storage container (resubmission following refusal of 5/2020/2271) at 129 Mount Pleasant Lane Bricket Wood Hertfordshire AL2 3XQ	DC3 Conditional Permission
5/2020/3075	Single storey front and side extension at 21 Radlett Road Frogmore St Albans Hertfordshire AL2 2JX	DC3 Conditional Permission
5/2020/3082	Two storey front extension with a new front porch, single storey rear extension and extension to rear patio at 11 South Riding Bricket Wood Hertfordshire AL2 3NG	DC3 Conditional Permission
5/2020/3193	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 at 47 & 49 Mayflower Road Park Street St Albans Hertfordshire AL2 2QN	DC4 Refusal
5/2020/2767	Part single, part two storey rear extension with juliette balcony, front dormer window and side window at 3 North Close Chiswell Green St Albans Hertfordshire AL2 3HB	DC3 Conditional Permission

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5/2021/0107	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 at 10 North Riding Bricket Wood Hertfordshire AL2 3LH	DC3 Conditional Permission
5/2021/0210	Extension to roof and raising of the ridge, side and rear dormers at 195 Watford Road St Albans Chiswell Green Hertfordshire AL2 3HH	DC3 Conditional Permission
5/2020/2946	First floor front/side extension with dormer window and alterations to existing front dormer window. Alteration to existing flat roof at 60 Mayflower Road Park Street St Albans Hertfordshire AL2 2QW	DC3 Conditional Permission
5/2021/0382	Demolition of existing garden shed and erection of new garden room/shed at 12 St Lawrence Way Bricket Wood Hertfordshire AL2 3XN	DC3 Conditional Permission
5/2020/3147	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 at 18 Cuckmans Drive Chiswell Green St Albans Hertfordshire AL2 3AX	DC3 Conditional Permission
5/2020/3205	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 at 27 Hyburn Close Bricket Wood Hertfordshire AL2 3Q	DC3 Conditional Permission
5/2021/0020	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 openings at 32 Laburnum Grove Chiswell Green St Albans Hertfordshire AL2 3HQ	DC3 Conditional Permission
5/2021/0284	Temporary change of use of agricultural building to Class B2 (general industry) and Class B8 (storage and distribution) for a period of 1 year at Searches Farm Searches Lane Bedmond Hertfordshire St Albans WD5 0SB	DC4 Refusal