

**St Stephen Parish Council - Planning List June 2020  
Considered by Planning Committee 25 June 2020**

**Planning Applications**

The comments reproduced here will be considered by the Planning Committee on 25 June 2020

<b>Planning Ref</b>	<b>Location</b>	<b>Proposal/Comments</b>	<b>Issued</b>	<b>Ward</b>
5/2020/1039	52 Park Street Hertfordshire AL2 2PT	Listed Building Consent - Replacement of three first floor rear windows with double glazed windows and ground floor rear window with patio doors - <b><u>the Parish Council supports this application provided double glazing is appropriate style.</u></b>	08-Jun	Park Street
5/2020/1137	21 Radlett Road Albans Herts AL2 2JX	Single storey front, part single, part two storey side and rear extensions and removal of chimney stack (resubmission following refusal of 5/2020/0205) - <b><u>objection, over development of the site and obstruction of light to neighbouring properties</u></b>	19-Jun	Park Street
5/2020/1199	Dove Ward Kingfisher Court Forest Lane Kingsley Green Harper Lane Radlett Shenley Herts WD7 9FB	Single storey rear extension with enclosed gardens and condenser enclosure - <b><u>the Parish Council has considered this application and makes no comment</u></b>	22-Jun	Park Street
5/2020/1177	16 The Crescent Bricket Wood Herts AL2 3NF	Demolition of bungalow and garage, and erection of one, two storey four bedroom dwelling with integral garage and associated landscaping - <b><u>objection, out of keeping with street scene</u></b>	15/06/2020	Bricket Wood
5/2020/1203	34 North Riding Bricket Wood Hertfordshire AL2 3LH	Single storey rear extension with rooflights and alterations to roof following demolition of existing conservatory, replacement front porch, alterations to openings - <b><u>the Parish Council has considered this application and makes no comment</u></b>	19-Jun	Bricket Wood
5/2020/1194	66 Oakwood Road Bricket Wood Herts AL2 3QA	Single storey front, side and rear extensions, raising of ridge height to incorporate loft conversion with front and rear dormer windows and rooflights, alterations to openings - <b><u>objection - over development of the plot</u></b>	19-Jun	Bricket Wood
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 - <b><u>the Parish are keen to see small scale affordable housing in parish. However, concern that these houses are larger than 2 beds and will not be affordable. In addition, concern over the development having a detrimental effect on the setting of a listed building and development within the green belt without special circumstances.</u></b>	22-Jun	Bricket Wood

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5/2020/1000	28 Seaman Close Park Street St Albans Hertfordshire AL2 2NX	Loft conversion with front and rear dormer windows and rooflights, single storey rear extension with lantern light, single storey side extension with extension of roof to adjoin existing detached garage, removal of chimney stack, repositioning of front door with porch canopy, alterations to opening - <b><u>the Parish Council has considered this application and makes no comment</u></b>	03-Jun	Park Street
5/2020/1220	2 Branch Road Park Street St Albans Hertfordshire 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, alterations to openings and removal of one chimney stack - <b><u>No comment provided that the windows in the front elevation will preserve or enhance the conservation area, otherwise object.</u></b>	19-Jun	Park Street
5/2020/1154	19 Forge End Chiswell Green St Albans Herts AL2 3EQ	Single storey rear extension with roof lights, loft conversion to habitable accommodation with rear dormer window and rooflights, garage conversion, alterations to openings and new garden room - <b><u>the Parish Council has considered this application and makes no comment</u></b>	15-Jun	Chiswell Green
5/2020/1133	Former Hsbc Training Centre Smug Oak Lane Bricket Wood Hertfordshire AL2 3PN	Non Material Amendment - Amendments to the approved boundary fencing 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 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 (resubmission following refusal of 5/2013/2119) - <b><u>Application refused</u></b>	03-Jun	Bricket Wood
5/2020/1136	193 Park Street Lane Park Street St Albans Hertfordshire AL2 2BA	Discharge of Conditions 3 (materials) and 8 (hard and soft landscape) 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 5/2019/3005 dated 23/01/2020) - <b><u>no comment</u></b>	08-Jun	Park Street

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**Appeal Notifications**

<b>Planning Number</b>	<b>Address</b>	<b>Deadline</b>
5/2019/1740 APP/1930/W/19/3240488	14 Frogmore, Frogmore, St Albans	06-Jul-20

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**Tree Applications**

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TP/2020/0284 TPO1258 114 Mount Pleasant Lane Bricket Wood Hertfordshire AL2 3XD	T9 Oak - Tree is located in the centre of the garden blocking out sunlight into garden - reduce by 3m back to previous pollard points. - <b><u>Object unless it is deemed essential by SADC arboricultural officers</u></b>
TP/2020/0285 TPO1709 23 Reynards Way Bricket Wood Hertfordshire AL2 3SG	3 Hornbeam Tree located to rear of garden at 23 Reynards Way. The tree is adjacent to the driveway and property of 3 Stratford Way. The root of the tree is causing damage to the front driveway and also the gutters of 3 Stratford Way. The gutters are being filled with leaves from the tree, the front driveway of 3 Stratford Way is being covered with excessive amount of leaves and other tree items. We therefore would very much appreciate your consideration for permission to fell the tree to ground level and grind stump prior to removal works - <b><u>Object unless it is deemed essential by SADC arboricultural officers</u></b>
TP/2020/0301 TPO 1666 4 Black Green Wood Close Park Street St Albans Hertfordshire AL2 2AE	Rear garden trees within woodland W1. T1 - Mature Oak - Crown thin by 20% achieved by selectively removing branches no larger than 100mm in diameter and no longer than 2 metres. A Light cut back of branches closest to the rear of the building (House No.4) of no more than 1.5 metres in length = reason is to allow more light into the garden & reduce the overhang over the building. T2 - Mature Oak - Crown thin by 20% achieved by selectively removing branches no larger than 100mm in diameter and no longer than 2 metres = reason is to allow more light into the garden. - <b><u>Object unless it is deemed essential by SADC arb officers</u></b>
TP/2020/0314 10 Frogmore St Albans Hertfordshire AL2 2LL	Remove evergreen tree in front garden. The reasons for the proposed work 1. It's advised by the surveyor that the tree is too close to the foundation of the property 2. The damp proof has been disturbed by the roots causing damp issues inside the house. 3, the tree is obstructing the daylight to the property thereby increasing the energy expenses and creating a dark and miserable atmosphere inside the property. 4, the tree is situated 2 meters away and directly opposite from the front door most probably a health and safety hazard in a case of exiting a fire situation. 5. The whistling wind through the moving branches and the close proximity of the branches to the windows is making child anxious. 6. Photos are enclosed as evidence of the above issues. The removal of the tree will be carried out by a fully qualified tree surgeon - <b><u>Strong objection</u></b>
TP/2020/0332 TPO 1547 Harperbury Park Harper Lane Shenley Radlett Herts WD7 9HQ	T109 Weymouth Pine - Full removal due to proximity to proposed dwelling of which has planning permission (ref : 5/15/0990). This tree is preventing the installation of the foundations for plot 91 - <b><u>Strong objection</u></b>
TP/2020/0354 at Frontage Boundary 1 & 3 Park Street St Albans Park Street Hertfordshire AL2 2PE	Ash tree at the front of the property of 1 & 3 Park Street -on the boundary between houses and has multistem- remove branch over telegraph pole and remove stem that grows over the wires towards 5 Park Street. - <b><u>no comment</u></b>

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**Consultations**

<b>Subject</b>	<b>Organisation</b>	<b>Deadline for comment</b>
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**Appeal Decisions**

Ref	Address	Decision

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**Certificate of Lawfulness**

<b>Planning ref</b>	<b>Details</b>	<b>Decisions</b>
5/2020/0822	Certificate of Lawfulness (Proposed) - Loft conversion at 38 Laburnum Grove Chiswell Green St Albans Hertfordshire AL2 3HQ	Approved
5/2020/1226	Certificate of Lawfulness (Proposed) - Single storey rear extension at 31 Maplefield Park Street St Albans Hertfordshire AL2 2BE	Proposed
5/2020/1237	Certificate of Lawfulness (Proposed) - Rear Dormer, velux windows to front elevation at 53 Claremont Bricket Wood Hertfordshire AL2 3LT	Proposed
5/2020/1258	Certificate Of Lawfulness (Proposed) - New window to former garage (New reception room) and render to dormer at 8 The Meads Bricket Wood Hertfordshire AL2 3QJ	Proposed
5/2020/0752	Certificate of Lawfulness (Proposed) - Construction of a single storey out-building at the bottom of the rear garden. at 29 Stanley Avenue Chiswell Green St Albans Hertfordshire AL2 3AA	Refused
5/2020/1277	Certificate of Lawfulness (proposed) - Single storey side extension, hip to gable ends and rear dormers roof extension at 2a Driftwood Avenue Chiswell Green St Albans Hertfordshire AL2 3DE	Proposed
5/2020/1304	Certificate of Lawfulness (proposed) - The proposal is for the removal of one chimney stack, internally and externally at 29 Forge End Chiswell Green St Albans	Proposed

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**Prior Notifications**

<b>Planning Ref</b>	<b>Details</b>	<b>Decision</b>
5/2020/0813	Prior Approval - Single storey rear extension 3.48m in height x 6m in depth and 3m in height to the eaves at 72 Radlett Road Frogmore St Albans Hertfordshire AL2 2LB	NCS Prior approval not required
5/2020/0858	Prior Notification - Change of use of building from agricultural use to a flexible use falling within Class B1 (business) or Class B8 (storage and distribution) at Houndswood Farm Harper Lane Shenley Radlett Hertfordshire WD7 7HU	COU Prior approval not required
5/2020/0973	Prior Notification - Single storey rear extension 5.80m in depth x 3.41m in height x 2.85m in height to eaves at 147 Watling Street Park Street St Albans Hertfordshire AL2 2NZ	NCS Prior approval not required
5/2020/1214	Prior Notification - Single storey rear extension 6m in depth x 3.40m in height x 3m in height to the eaves at 248 Watford Road Chiswell Green St Albans Hertfordshire AL2 3DL	Proposed

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**Decisions**

<b>Planning ref</b>	<b>Details</b>	<b>Decision</b>
5/2020/0630	Listed Building consent - Partial demolition of boundary wall, widening of vehicle access and erection of new boundary wall at Holy Trinity Church Frogmore St Albans Hertfordshire AL2 2JU	Withdrawn
5/2020/0662	Two storey side extension with integral garage and single storey rear extension with rooflights following demolition of existing single storey side and rear projections, replacement porch at 7 Rowan Close Bricket Wood Hertfordshire AL2 3XP	DC3 Conditional Permission
5/2020/0721	Change of use from storage room to Class A3 (cafe), reinstatement of existing windows and doors, insertion of 2 dummy chimneys and external repair works at Bricket Wood Railway Station Station Road Bricket Wood Hertfordshire AL2 3PE	DC3 Conditional Permission
5/2020/0689	Single storey rear extension with rooflight at 7 Field View Rise Bricket Wood Hertfordshire AL2 3RT	DC3 Conditional Permission
5/2020/0857	Discharge of Condition 4 (sample of materials) of planning permission 5/2019/1742 dated 06/09/2019 for Construction of a natural gas powered standby electricity generation unit with an export capacity of up to 6MW at Parkbury Power Old Parkbury Lane Colney Street St Albans Hertfordshire AL2 2EB	Approved
5/2020/0653	Replacement bungalow with associated landscaping and parking (resubmission following withdrawal of 5/2019/3141) at 110 Watford Road Chiswell Green St Albans AL2 3JZ	DC3 Conditional Permission
5/2019/3093	Extension to and re-surfacing of the over flow car park, addition of lighting columns and fencing at Kingsley Green Harper Lane Shenley Hertfordshire Radlett WD7 9HQ	DC3 Conditional Permission
5/2020/0262	Demolition of dwelling and construction of four, three bedroom dwellings with associated parking and landscaping at 36 Burston Drive Park Street St Albans Herts AL2 2HP	Refusal

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5/2020/0633	Partial demolition of boundary wall, widening of vehicle access and erection of new boundary wall at Holy Trinity Church Frogmore St Albans Herts AL2 2JU	Refusal
5/2020/0786	Two storey side extension following demolition of garage, alteration to opening at 74 Radlett Road Frogmore St Albans Hertfordshire AL2 2LB	DC3 Conditional Permission
5/2020/0806	Part single, part two storey rear extension with juliette balcony and new front porch extension at 2 Hunters Ride Bricket Wood Hertfordshire AL2 3LX	DC3 Conditional Permission
5/2020/1037	Non Material Amendment - Installation of electric gates to car park, reinstatement of non-electric gates for emergency services and boundary railings of 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 at Former HSBC Training Centre Smug Oak Lane Bricket Wood Hertfordshire	Approved
5/2020/0748	Removal of rear decking and construction of single storey rear extension, replacement windows and doors and new decking at 90b Mount Pleasant Lane Bricket Wood Hertfordshire AL2 3XD	DC3 Conditional Permission
5/2020/0303	Creation of earth bund (part retrospective) at Kenwood House Harper Lane Shenley Hertfordshire Radlett WD7 7HU	Refusal
5/2020/0361	Part demolition of existing extensions and erection of single storey side and rear and first floor extension with rooflights and alteration to openings at Winslo House 200 Radlett Road Frogmore Hertfordshire St Albans AL2 2EN	DC3 Conditional Permission
5/2020/0792	Variation of Condition 2 (approved plans) to alter hard and soft landscaping of planning permission 5/2018/2249 dated 10/10/2018 for Demolition of existing dwelling and construction of two, four bedroom semi detached dwellings with associated parking, landscaping and new vehicle crossover at 110 Park Street Lane Park Street St Albans Hertfordshire AL2 2J	DC3 Conditional Permission
5/2020/0717	Single storey rear and first floor side extensions at Wayside Noke Lane St Albans Hertfordshire AL2 3NX	DC3 Conditional Permission