

St Stephen Parish Council - Planning List November - December 2020
Planning Committee Meeting 10 December 2020

Planning Applications

The comments reproduced here were agreed by the Planning Committee on 10 December 2020

Planning Ref	Location	Proposal/Comments	Issued	Ward
5/2020/2355	14 Birchwood Way Park Street St Albans Hertfordshire AL2 2SG	Single storey rear and side extension		Park Street
5/2020/1759	24 Frogmore Home Park St Albans AL2 2LW	Single storey side and rear extension and cladding of elevations - <u>Concern over whether this extension would change the mobile status of the home and that it appears to be development within 7 metres of main river.</u>		Park Street
5/2020/2505	Land South Of Minister Court Frogmore St Albans	Construction of four dwellings with associated parking and landscaping - <u>Objection - inappropriate development within the Green Belt without very special circumstances. Neither does the type of dwelling proposed does not address any need identified in the emerging Neighbourhood Plan</u>		Park Street
5/2020/2122	3 Hanstead Cottages Drop Lane Bricket Wood AL2 3PH	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 - <u>Strong Objection - inappropriate development within the Green Belt without very special circumstances. The development would be detrimental to the openness of the Green Belt and the proposed design is incompatible with adjacent properties.</u>		Bricket Wood
5/2020/2420	5 Wildwood Avenue Bricket Wood AL2 3XG	Single storey side and rear extensions with rooflights following demolition of existing conservatory and garage, loft conversion to habitable accommodation with dormer windows and juliette balcony, alterations to openings and associated landscaping works		Bricket Wood
5/2020/2502	Plot B Former 100 Mount Pleasant Lane Bricket Wood	Proposed detached garage, home office and storage building with new driveway access from road - <u>Strong Objection - massive overdevelopment of the plot. Detrimental impact to adjacent properties</u>		Bricket Wood
5/2020/2501	Hanstead House Drop Lane Bricket Wood Hertfordshire	Change of use from Class C2 (residential institution) to Class C3 (dwellinghouses), two storey extension, raising of ridge height to incorporate parapet roof extension with rooflights and dormer windows, roof terrace at first floor level and alterations to openings to create ten flats with associated parking, bin/cycle store and landscaping (part retrospective)(amendment to planning permission 5/2019/1343 dated 30/01/2020)		Bricket Wood
5/2020/2496	2 Handley Gate Bricket Wood AL2 3RW	Conversion of garage to habitable room with replacement of door to window, Alterations to rear elevation with replacement of window to door		Bricket Wood

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5/2020/2314	59 Burston Drive Park Street St Albans AL2 2HP	Replacement of existing conservatory with single storey side extension		Park Street
5/2020/2775	65-67 Park Street Park Street St Albans Hertfordshire AL2 2PE	Listed Building consent - 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		Park Street
5/2020/2472	Kenwood House Harper Lane Shenley Hertfordshire Radlett	Creation of earth bund - part retrospective (resubmission following refusal of 5/2020/0303) - <u>Objection - detrimental effect on Green Belt</u>		Park Street
5/2020/2306	Hanrox Meadow Blunts Lane Potters Crouch AL2 3NJ	Addition of dormer window to existing loft		Chiswell Green
5/2020/2066	14 Tippendell Lane Chiswell Green St Albans AL2 3HL	Demolition of existing bungalow and erection of replacement five bedroom dwelling with first floor rear balcony, associated landscaping works and addition of vehicular crossover - <u>Ojection - design and bulk of property inappropriate within the street scene, loss of privacy to neighbouring properties</u>		Chiswell Green
5/2020/2405	63 Cuckmans Drive Chiswell Green St Albans AL2 3BD	Raising of ridge height to facilitate loft conversion to habitable accommodation with side dormer windows - <u>Ojection - not in keeping with street scene</u>		Chiswell Green
5/2020/2411	3 Manor Drive Chiswell Green St Albans AL2 3DH	Two storey side and first first side, pitch roof over existing front extension		Chiswell Green
5/2020/2543	14 Cuckmans Drive Chiswell Green St Albans AL2 3AX	Loft conversion with rear dormer window and two front rooflights		Chiswell Green
5/2020/2530	The Barn Sergehill Lane Bedmond Wd5 0Rz	Listed Building Consent - Alterations and extension to and change of use from domestic outbuilding to office		Chiswell Green

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Planning Committee Meeting 10 December 2020

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5/2020/2645	204 Park Street Lane Park Street St Albans AL2 2AQ	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		Park Street
5/2020/2612	Land Opposite Serge Hill Cottages Serge Hill Lane Serge Hill Abbots Langley	Discharge of Condition 3 (written scheme of archaeological work) 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		Chiswell Green
5/2020/2263	High View Chequers Lane Garston WD25 0GR	Removal of Condition 5 (agricultural workers condition) as the grant of LDC reference 5/30/1393 has confirmed that the requirements of this condition are no longer necessary, relevant, enforceable or reasonable of planning permission 5/2003/0762 dated 24/07/2003 for Dwelling and garage		Bricket Wood
5/2020/2368	Land At Harperbury Hospital Harper Lane Radlett Shenley Hertfordshire WD7 9HH	Non-Material Amendment - Alternative wording to conditions 1, 14 and 17 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		Park Street
5/2020/2706	Proposed Rail Freight Public Open Space And Community Forest Sites North Orbital Road Chiswell Green Hertfordshire St Albans	Discharge of Condition 11 (control over the southern roundabout) of planning permission on appeal 5/2009/0708 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.		Park Street

St Stephen Parish Council - Planning List November - December 2020
Planning Committee Meeting 10 December 2020

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5/2020/2707	Proposed Rail Freight Public Open Space And Community Forest Sites North Orbital Road Chiswell Green Hertfordshire St Alban	Discharge of Condition 9 (travel and freight monitoring and management plan) 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.		Park Street
5/2020/2178	Land adjacent to 46 Ringway Road Park Street Hertfordshire	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		Park Street

St Stephen Parish Council - Planning List November - December 2020
Planning Committee Meeting 10 December 2020

Appeal Notifications

Planning Number	Address	Deadline
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St Stephen Parish Council - Planning List November - December 2020
Planning Committee Meeting 10 December 2020

Tree Applications

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Application Number/Address	Details
TP/2020/0708 TPO 1258 110 Mount Pleasant Lane Bricket Wood Hertfordshire AL2 3XD	To reduce rear garden T15 Oak tree by removing 1.5 metres from height and 1.5 to 2 metres in width, the tree has become quite overgrown and is overhanging the neighbours property on all 3 sides and said neighbours are complaining they are getting no sun light due to tree. The Oak tree is the only tree in the garden and is located in the centre
TP/2020/0728CA 1-6 Page Place Frogmore St Albans Hertfordshire AL2 2FB	1 x Sycamore to reduce by 2.5m height & 2m width. Located at front of 1-6 Page Place. <u>Objection</u>
TP/2020/0722 TPO 1389 Hawthorns 1b Orchard Drive Park Street St Albans AL2 2HQ	T1 Oak - This tree has been crown reduced before and requires doing again due to the proximity to the surrounding houses. Crown reduction by a maximum of 2m
TP/2020/0744 1 Park Street Park Street St Albans Hertfordshire AL2 2PE	Large Ash. At the bottom of garden next to river. Remove lowest limb which hangs over pontoon and river.
TP/2020/0747 School House Branch Road Park Street Hertfordshire St Albans AL2 2LX	Rear garden Thuja (Western Red Cedar) - Reduce and shape to reduce shading i.e reduced back to previous points of reduction, no more than 1 metre.
TP/2020/0773 TPO 1678 13 Hawthorn Way Chiswell Green St Albans Hertfordshire AL2 3BG	Rear garden T1 London Plane - Pruning of the tree reducing crown by 50%. Reason:1) Grown significantly over neighbour's property.2) The tree now overhangs in areas not before.3) The birds droppings and tree residue are polluting the area excessively, causing dust to eat into our lungs.4) The proposed work will have limited impact on overall health and appearance of the tree. But will improve health light and safety of the people directly affected.

St Stephen Parish Council - Planning List November - December 2020
Planning Committee Meeting 10 December 2020

Consultations

Subject	Organisation	Deadline for comment

St Stephen Parish Council - Planning List November - December 2020
Planning Committee Meeting 10 December 2020

Appeal Decisions

Reference/Address	Details	Decision
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St Stephen Parish Council - Planning List November - December 2020
Planning Committee Meeting 10 December 2020

Certificate of Lawfulness

Application Ref	Details	Decision
5/2020/2242	Certificate of Lawfulness (proposed) - Single storey rear extension at Far End Oaks Path Watford Hertfordshire WD25 9NA	Refused
5/2020/2343	Certificate of Lawfulness (proposed) - Rear dormer windows at 7 The Mall Park Street St Albans Hertfordshire AL2 2HT	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	Refused
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	Approved

St Stephen Parish Council - Planning List November - December 2020
Planning Committee Meeting 10 December 2020

Prior Notifications

Application Number	Details	Decision
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 AL2 2SE	Proposed
5/2020/2773	Prior Approval - Demolition of detached bungalow at 50 Mayflower Road Park Street St Albans Hertfordshire AL2 2QW	Proposed
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 AL2 2JF	Not required
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	AB permission required

St Stephen Parish Council - Planning List November - December 2020
Planning Committee Meeting 10 December 2020

Decisions

Application ref	Details	Decision
5/2020/1259	Demolition of stables and storage building and construction of three detached dwellings with parking, landscaping and associated works at Houndswood Stables Houndswood Farm Harper Lane Hertfordshire Shenley Radlett WD7 7HU	DC3 Conditional Permission
5/2020/1628	Change of use of agricultural land to equestrian and erection of 3 stable buildings and associated fencing and hardstanding (retrospective) at Woodland Edge Drop Lane Bricket Wood Hertfordshire AL2 3TX	DC4 Refusal
5/2020/2080	Alterations to openings and installation of rooflights (retrospective) at 1 Hazel Road Park Street St Albans Hertfordshire AL2 2AH	Withdrawn
5/2020/2011	Variation of Condition 2 (approved plans) alteration to roof design and amendment to elevation of planning permission 5/2020/0676 dated 12/05/2020 for Demolition of outbuildings and construction of single storey side and rear extensions, removal of chimney, loft conversion with rooflights, front, side and rear dormer windows and Juliette balcony to gable end at 23 Ragged Hall Lane Chiswell Green St Albans Hertfordshire AL2 3LB	DC3 Conditional Permission
5/2020/2068	Construction of detached dwelling with associated parking and landscaping at Land Adj 11 Tippendell Lane Chiswell Green St Albans Hertfordshire	DC3 Conditional Permission
5/2020/2134	Conversion of garage into habitable accommodation and alterations to openings at 61 Mount Pleasant Lane Bricket Wood Hertfordshire AL2 3UX	DC3 Conditional Permission
5/2020/0400	Garden shed (retrospective) at 10 Acers Park Street St Albans Hertfordshire AL2 2BJ	DC3 Conditional Permission
5/2020/2187	Single storey rear extension with rooflight at 33 Orchard Drive Park Street St Albans Hertfordshire AL2 2HQ	DC3 Conditional Permission
5/2020/1737	Conversion of townhouse into one, one bedroom and one, three bedroom flats and garage conversion at 23 How Wood Park Street St Albans Hertfordshire AL2 2QY	DC3 Conditional Permission
5/2020/1847	Demolition of dwelling and construction of two detached dwellings with associated parking and access at 32 Burston Drive Park Street St Albans Hertfordshire AL2 2HP	DC3 Conditional Permission

St Stephen Parish Council - Planning List November - December 2020
Planning Committee Meeting 10 December 2020

Decisions

Application ref	Details	Decision
5/2020/2012	Variation of Condition 5 at 46 Ringway Road Park Street St Albans Hertfordshire AL2 2RD	invalid application
5/2020/1971	Single storey front and side extensions to create additional accommodation and communal spaces, landscaping works and creation of car parking areas at 2-4 The Kestrels Bucknalls Drive Bricket Wood Hertfordshire AL2 3YB	Withdrawn
5/2020/2181	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	DC3 Conditional Permission
5/2020/1691	Single storey rear extension with rooflight and single storey front porch extension with rooflight at 17 Branch Road Park Street St Albans Hertfordshire AL2 2L	DC3 Conditional Permission
5/2020/2247	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) at 193 Park Street Lane Park Street St Albans Hertfordshire	Approved
5/2020/2278	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. The overall proposals involve some 419 hectares at Proposed Rail Freight Public Open Space And Community Forest Sites North Orbital Road Chiswell Green Hertfordshire St Albans	Approved

St Stephen Parish Council - Planning List November - December 2020
Planning Committee Meeting 10 December 2020

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Application ref	Details	Decision
5/2020/2455	Variation of Conditions 2 (Approved Plans) and 5 (Amenity Space) to alter the position of the approved dwellings and to subdivide the associated amenity space between the approved dwellings of planning permission 5/2018/3354 dated 07/05/2019 for Variation of Condition 2 (approved plans) to move the approved dwelling further back into the site of planning permission 5/2017/1821 dated 08/09/2017 for Erection of two, two bedroom maisonette building and alterations to vehicle crossovers at 46 Ringway Road Park Street St Albans Hertfordshire AL2 2RD	Withdrawn
5/2020/2489	Discharge of Conditions 3 (material details), 4 (material samples) and 5 (building recording) of Listed Partial Building consent 5/2019/2477 dated 15/01/2020 for Alteration to front boundary and rebuilding of part of Grade II Listed Wall at South Wing Frogmore St Albans Hertfordshire AL2 2LL	Partial
5/2020/0606	Demolition of existing units and erection of one apartment block consisting of 5 studios, 12 one bed and 11 two bed apartments with associated landscaping, car parking and bin stores - ADDITIONAL/AMENDED INFORMATION - revised plans for bin store, floor plan re additional affordable housing unit, revised schedule of accommodation, site sections and revised flood risk assessment at Noke Lane Business Centre Noke Lane St Albans Hertfordshire AL2 3NY	DC3 Conditional Permission
5/2020/1650	Construction of three bedroom dwelling with associated landscaping and parking at Land R/O 6 Broad Acre Bricket Wood Hertfordshire	DC3 Conditional Permission
5/2020/2055	Front porch canopy at 14 Laburnum Grove Chiswell Green St Albans Hertfordshire AL2 3HQ	DC3 Conditional Permission
5/2020/2612	Discharge of Condition 3 (written scheme of archaeological work) 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 Land Opposite Serge Hill Cottages Serge Hill Lane Serge Hill Abbots Langley Bedmond Hertfordshire	Approved