4th January 2021

The Committee considered current planning applications and commented as follows.

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| 3/20/2495/HH | 31 Duncombe Road | Erection of single storey rear extension incorporating a flat roof light. |
| The Committee had concerns regarding the visual appearance of the extension from the front of the house. It was felt that the outline of the new addition and the externally glazed French doors as seen from Duncombe Road would be out of character with the period semi-detached property and other similar residences in this conservation area. | | |

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| 3/20/2517/FUL | 17-21 Fore Street | Conversion of roofspace and addition of 5 dormer windows to front elevation to create 1 bedroom flat with new entrance to side. |
| The Committee expressed concerns regarding the single access for all the proposed properties and for fire safety. | | |

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| 3/20/2535/HH | 4 Pitteway Walk | Two-storey side extension |
| Committee noted that this application removes access to the rear garden of this property. They noted this is also adjacent to a well-established playground wall and would wish to be assured this is not affected by the development. | | |

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| 3/20/2536/ODPN | First and Second Floors 3 Market Place | Change of Use from Offices (Use Class B1 (a) - offices) to four one bedroom flats (Use Class C3 - dwelling houses). |
| The Committee had no issue with the previous application for two flats at this site. However they had concerns that this application for four one bed flats would provide very cramped proposal dwellings with limited facilities for access, fire escape or bin stores. | | |

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| 3/20/2491/ODPN | Expo House Mead Lane | Change of use of offices (B1) to residential (C3) to create 2 bedsits, 3, 1 bedroomed dwellings and 1, 2 bedroomed dwelling |
| Objection: The Committee objected to this application. This site is in an industrial area and it was felt it is unsuitable for conversion to residential use. It would provide a poor-quality environment especially for families, with the industrial units directly behind the properties and no outdoor space provision. They had concerns for the safety of pedestrians and access, particularly given the other uses of the site.  The Committee also regret the loss of important employment space for the town. | | |

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| 3/20/2552/HH | 17 Becketts | Proposed single storey front extension |
| No Objection | | |

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| 3/20/2588/HH | 38 The Ridings | Single storey front extension with three skylights |
| No Objection | | |

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| 3/20/2587/HH | 247 Hertingfordbury Road | External alterations comprising cladding to north and west elevations. |
| No Objection | | |

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| 3/20/2503/FUL | Foxholes Farm | Demolition of agricultural storage building and erection of single storey replacement building. Change of use to a veterinary practice (Use Class E). |
| No Objection | | |

Cllr Hunt joined the meeting.

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| 3/20/2595/HH | 32 Pearson Avenue | Single storey front extension |
| No Objection | | |

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| 3/20/2618/HH | 24 Queens Road | Single storey side and rear extension, enlarged rear dormer window to facilitate loft room. |
| No Objection | | |

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| 3/20/2645/HH | 34 Cherry Tree Green | Demolition of detached garage. Erection of two-storey side extension and front extension to create porch. |
| No Objection | | |

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| 3/20/2544/FUL | Land At 190/192 North Road | Alterations to access |
| Objection: The Committee felt it would lead to loss of character of this wooded area in the Green belt. They felt that the existing access has not presented any problems in the past and did not believe the addition of one property would affect road safety. Therefore, it was felt that any benefit would not outweigh the detrimental impact on the Green belt. | | |

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| 3/21/0006/HH | 17 Duncombe Road | Erection of part two storey and part single storey rear extension. Loft conversion with 1 rear dormer and 2 front dormers to roof level. New front canopy over front entrance door. New ground floor and first floor side window openings. |
| Objection: The Committee object to the poor design of the rear elevation in the conservation area. It was felt that the second-floor dormer dominates the roofline. They also had concerns regarding the lack of consistency in the fenestration at the rear of the property and that the overall scale of the extension may be overbearing for neighbouring properties. | | |

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| 3/21/0024/HH | 33 Wellington Street | Loft conversion with rear dormer windows, roof light to front elevation and changes to fenestration. Existing store converted to home studio and laundry room. |
| No Comment | | |

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| 3/20/2646/HH | 12 Currie Street | Single storey side/rear infill extension and alterations to fenestration. |
| No Objection | | |

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| 3/21/0031/HH | 16 Revels Road | First floor side extension. |
| No Objection | | |

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| 3/21/0042/HH | 103 Ware Road | Single storey rear extension |
| No Objection | | |

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| 3/21/0057/HH | 29 Cublands | Single storey rear extension to replace conservatory. |
| No Objection | | |

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| 3/21/0064/HH | 43 St Leonards Road | Conversion and alterations of garage and changes to fenestration. |
| Objection: The Committee objected to the loss of the bay window on the front elevation of the property which reduces the visual value of this fenestration within the Conservation Area. | | |

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| 3/21/0073/HH | 138 Ware Road | Proposed two storey rear extension with balconies and part two storey part single storey front extension. External alterations to include new windows and new door. |
| No Objection | | |

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| 3/21/0062/HH | 134 The Avenue | Demolition of single storey rear extension and construction of new single storey rear extension |
| No Objection | | |

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| 3/20/2593/HH | Mulberry House 16 Warren Park Road | Single storey extension to create second garage. |
| No Objection | | |

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| 3/20/2532/OUT | Broad Oak Manor Broad Oak Lane Broad Oak End | Outline planning for the erection of a 3 storey, 30 bedroomed care apartments, all matters reserved except for access, layout and scale. |
| Objection: The Committee felt that this application represents inappropriate development in the Green belt. There has already been a significant amount of development in areas of the Green belt within the town with land being given over for development in areas HERT4 and HERT5 within this region of Sele Ward. Whilst there are some facilities on site this location fails to provide amenities including transport to and from the town. No details have been given regarding the additional impact this application would have on primary care facilities and how this would be mitigated. The Committee were also concerned regarding the poor-quality design of the proposal which is not in keeping with the existing red brick built buildings on the site. It was felt that parking for staff and visitors and access to the site had also not been sufficiently addressed in the application and subsequent accompanying correspondence. | | |

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| 3/21/0108/HH | 3 Stoat Close | Single storey rear and side extension. |
| No Objection | | |

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| 3/21/0142/HH | Lavender Place 34 Church Road | Single storey front extension to form bay with sash windows. Porch roof replacement, changes to fenestration, a loft conversion with 2 roof lights to front elevation. |
| No Objection | | |

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| 3/21/0160/ODPN | 46-48 St Andrew Street | Change of use of first and second floors offices to 2 flats. |
| No Objection | | |

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| 3/21/0098/HH | 6 Woodlands Road | Ground floor wraparound extension with roof lights. |
| No Objection | | |

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| 3/21/0176/HH | 37 Cedar Close | Replacement of single storey extensions to front and rear. Erection of double storey side extension to include conversion and alterations of garage. |
| No Objection | | |

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| 3/21/0175/ADV | Subway 14 The Wash | Display of 1 externally illuminated letters and 1 externally illuminated projecting sign. |
| Whilst the Committee welcomed the repainting of the woodwork in black, they found the colour palette for the proposed new signage to be more garish than the existing signage on a listed building in the Conservation area. | | |

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| 3/21/0147/HH | 42 The Springs | Erection of first floor extension and alterations to fenestration and opening |
| No Objection | | |

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| 3/20/2553/HH | 62 Bengeo Street | Dropped kerb, vehicle crossover and new driveway |
| The Committee continue to regret the loss of a front garden and would wish to be reassured that the pavement remains level across most of its width to enable less mobile pedestrians to easily access the bus stop. | | |

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| 3/21/0181/ADV | Tesco Superstore Ware Road | Retention of 1, LCD charger screen and 3, flagpole signs |
| No Objection: The Committee welcomed the addition of electric vehicle charging points at this store. | | |

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| 3/21/0116/FUL | Ground Floor Ashbourne House 132 Fore Street | Change of use from A1 (Offices) to Sui generis (Tattoo shop) |
| No Objection | | |

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| 3/21/0196/VAR | 19 Mangrove Drive | Variation of condition 2 of approval 3/19/0102/FUL (Erection of a 4 No bedroom house with associated parking for up to 6 vehicles). Amendments have been made to the approved design. Existing condition to be changed to refer to the new amended drawings. |
| No Comment | | |

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| 3/21/0205/FUL | 80 Fore Street | Redevelopment of a brownfield site, to provide two bedroom live-work unit with terrace, a new bin store and cycle parking. |
| No Objection | | |

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| 3/21/0208/FUL | 42 Castle Street | Replacement of entrance doors and double glaze windows. |
| No Objection | | |

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| 3/21/0202/HH | 21 Dimsdale Street | Insertion of rear dormer and installation of two rooflights to the front. |
| Objection: Committee objected to the introduction of rooflights to the front elevation along this historic street where none currently exist. This may set a precedent in this Conservation area. They also felt that the rear dormer was of poor design and out of keeping with its surroundings. | | |

15 February 2021

The Committee considered current planning applications and commented as follows:

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| 3/21/0207/LBC | Subway  14 The Wash | Repaint timber shopfront features grey, repaint shop front fascia area lighter shade of green, new set of letters to be fitted to the fascia area and projecting sign painted green with vinyl logo. |
| The Committee reconfirmed comments made on application 3/21/0175/ADV: Whilst the Committee welcomed the repainting of the woodwork in black, they found the colour palette for the proposed new signage to be more garish than the existing signage on a listed building in the Conservation area. They also felt that the proposed lettering is out of keeping and too large in comparison with the other premises signage in the immediate area. | | |

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| 3/21/0219/VAR | Pimlico House Gascoyne Way | Variation of Condition 6 (parking) of planning permission ref: 3/01/1225/FP: (Demolition of existing buildings and erection of three storey offices (B1) and 34 one and two bedroom flats with landscaping and car parking at basement and surface): Deletion of part of condition 6 that states: "The office spaces nos. 3 to 7, as marked on plan no. 5155/P/001F shall be available for use by residents at weekends and after 6pm Monday to Friday". |
| Objection: Committee object to this application and are in agreement with the residents’ opposition to varying condition 6. Committee felt that the surrounding area is heavily congested with parking. To vary the condition would create further parking issues. | | |

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| 3/21/0221/HH | 12 The Avenue | New boundary wall and fence panels |
| No objection | | |

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| 3/21/0253/LBC | Sherwood House  5 Bluecoats Avenue | 3 new external vents on South elevation, 1 new external vent on East elevation, enlargement of 2 external vents on East elevation and new external ground floor fenced-in plant enclosure. |
| Committee welcomed the modern heat recovery system being proposed and the design of new vents mirroring the existing cast iron vents. They were concerned that the proposed enclosure protrudes beyond the existing building line. | | |

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| 3/21/0257/HH | 34 Thieves Lane | Single storey side and rear extension |
| Committee were concerned that the side extension appears to block access to the existing garage at rear of the property. | | |

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| 3/21/0267/HH | Bengeo Hall St Leonards Road | Proposed replacement gates attached to a listed wall and conversion of existing detached outbuilding/garage to art studio. |
| No objection | | |

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| 3/21/0268/LBC | Bengeo Hall St Leonards Road | Proposed replacement gates attached to a listed wall and conversion of existing detached outbuilding to art studio |
| No objection | | |

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| 3/21/0277/HH | 32 Sandy Close | First floor rear extension, replacement of front flat roof and a loft conversion. |
| No objection | | |

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| 3/21/0280/HH | 25 Talbot Street | Loft conversion with rear dormer and 2 front roof lights. |
| Committee were concerned about the two rooflights on the front elevation of the property in the conservation area. | | |

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| 3/21/0115/FUL | The Two Brewers 30 - 32 Port Vale | Change of use and conversion of public house to create 1 one bedroomed dwelling and 1 two bedroomed dwelling with external alterations. |
| Committee would prefer to see a single property on this site (and not flats) which would be more in keeping with the other houses in this neighbourhood. | | |

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| 3/21/0088/HH | 50 Martins Drive | Single storey front extension and external alterations. |
| No objection | | |

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| 3/21/0307/HH | 58 Fordwich Rise | Two Single storey rear extensions; with skylight, bi fold doors and Juliette balcony to rear. Alterations to fenestrations and creation of a new window to first floor side elevation. |
| No Objection | | |

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| 3/21/0310/HH | 46 Cowper Crescent | Part demolition of ground floor, erection of single storey rear extension and two storey side extension. |
| No Objection | | |

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| 3/20/2631/FUL | 36 Stanstead Road and Foxholes Avenue | Demolition of commercial buildings. Erection of 4, three bedroom dwellings with off-street parking and a bin and cycle store. |
| Objection: Committee objected to the overdevelopment of the site. They felt that there was insufficient parking provision provided in the proposals and this would lead to further parking problems in an already congested area. It was also felt that the proposals are not sympathetic to the existing properties on this side of Stanstead Road. | | |

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| 3/21/0321/HH | 34 Villiers Street | Single storey ground floor side extension with roof light. |
| No Objection | | |

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| 3/21/0333/HH | 191 Horns Mill Road | Proposed ground floor rear extension with skylight |
| No Objection | | |

3 March 2021

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| 3/21/0365/FUL | Tree Heritage, North Road | The redevelopment of the site including demolition of existing buildings and erection of 5 dwellings, associated parking and altered access, and provision of informal open space. |
| Objection: The Committee were alarmed at this new application to increase the height of the 3 buildings closest to Waterford Marsh. They also continue to be deeply concerned that the open space between Hertford town and Waterford village would be interrupted by this development and set precedent for further development and coalescence of these distinct settlements.  They also felt it unacceptable that the dwellings have increased in bulk and height from 4.2m to 6.9m high. It was felt that this height increase would further lead to a loss of openness of the green belt, particularly when viewed from Waterford Marsh. | | |

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| 3/21/0353/HH | 29 London Road | Two and single storey rear extensions. Erection of front porch extension, changes to fenestration and new render and cladding. |
| No objection | | |

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| 3/21/0340/HH | 29 Westfield Road | Removal of conservatory. Construction of two storey rear extension, first floor front/side extension, new bay window and canopy, new first floor front and side window openings, alterations to fenestration and external alterations. |
| No objection | | |

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| 3/21/0297/FUL | 38 The Elms | Change of use from amenity land to residential (C3) and single storey side extension |
| Committee felt that the change of use from amenity land to residential should apply only to the footprint of the extension and not the whole plot. | | |

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| 3/21/0368/VAR | 77/79 Ware Road | Removal of condition 2 of (approved planning ) Ref:-3/19/2600/HH - Demolition of part single storey rear extension. Erection of single storey side extensions. Alterations to ground floor rear elevation, enlargement of existing lower ground floor. Creation of a lower level garden, alterations to fenestration, to include replacement rooflights/windows and new windows at first floor rear. Reinstate chimney. |
| No objection | | |

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| 3/21/0151/FUL | 23 St Johns Street | Replacement front entrance way and alterations to side window of the Presbytery. |
| No objection | | |

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| 3/21/0152/LBC | 23 St Johns Street | Replacement front entrance way and alterations to side window of the Presbytery. |
| No objection | | |

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| 3/21/0365/FUL | Tree Heritage North Road | The redevelopment of the site including demolition of existing buildings and erection of 6 dwellings, associated parking and altered access, and provision of informal open space. |
| Note: Committee were advised that this application for 6 dwellings has been superseded by the one in Paper C for 5 dwellings. | | |

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| 3/21/0394/HH | 23 Tamworth Road | Erection of front porch and erection of single storey rear extension with roof lights. |
| Committee had no objection to the proposals for the front porch. Committee noted the proposed rear extension utilises grey aluminium door and window frames but felt that this appears to be at odds with typical materials used in these properties. | | |

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| 3/21/0355/HH | 62 Port Vale | Single storey rear and side extension and part first floor rear extension. Alterations to cellar, fenestration and openings and addition of roof lights to rear. |
| Objection: Committee continue to object to this overdevelopment of a small property in the Conservation area. It was felt that the two-storey rear extension may also continue to have a detrimental impact on number 60. | | |

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| 3/21/0401/LBC | 38 Castle Street | Demolition of single storey rear projection, erection of single storey rear extension with flat roof and two glazed roof lanterns |
| No Objection | | |

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| 3/21/0400/HH | 38 Castle Street | Demolition of single storey rear projection, erection of single storey rear extension with flat roof and two glazed roof lanterns |
| No Objection | | |

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| 3/21/0412/HH | 69 Ware Road | Enlargement of bay window to front elevation at basement level; insertion of two roof lights to front elevation; ground floor single storey rear infill extension and alterations to fenestration. |
| No Objection | | |

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| 3/21/0418/HH | 13 Stoat Close | Single storey front extension. |
| No Objection | | |

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| 3/21/0410/HH | 66 Rib Vale | Two storey front extension, partial garage conversion, single storey front extension, first floor rear extension, new first floor side windows, alterations to fenestration, pitched roofs added to front dormers and insertion of 1 front roof light. |
| No Objection | | |

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| 3/21/0424/FUL | 2 St Leonards Road | Subdivision of existing bungalow to create two dwellings, together with the formation of a new vehicular access and two parking spaces |
| Committee regret the loss of a family sized bungalow with the sub-division of this property. They would also wish to be reassured that the height will remain as single-storey dwellings in keeping with the surrounding properties. | | |

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| 3/21/0443/HH | 96 Cowper Crescent | Retrospective application for a loft extension. |
| Committee were concerned regarding the poor quality of the design with the disproportionally sized dormer proposed to a bungalow. They were also concerned that the adjacent properties may be overshadowed. They regret the loss of a bungalow. | | |

Cllr Mrs Newton declared an interest, as the owners of the building are known to her and requested for this to be recorded as such. Cllr Mrs Newton left the discussion.

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| 3/21/0447/ARPN | Cole Green Barn St Marys Lane Hertingfordbury | Change of floor plan and elevations to previously granted class Q scheme 3/20/0653/ARPN |
| No Objection | | |

Cllr Mrs Newton returned to the discussion.

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| 3/21/0202/HH | 21 Dimsdale Street | Insertion of rear dormer and installation of two rooflights to the front. |
| Objection: Committee continue to object to the insertion of roof lights on the front elevation setting a precedence where none currently exist on the front of properties in Dimsdale Street. Whilst it is acknowledged that the proposed rear dormer is smaller in scale, Committee note that there are number of objections from neighbouring properties concerning being overlooked. It would also interrupt an unbroken roofline along the rear of these properties. | | |

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| 3/21/0422/HH | Midway Highfield Road | Demolition of attached single storey garage / workshop. Construction of two storey side extension and single storey rear extension. |
| No Objection | | |

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| 3/21/0435/HH | 52 Tamworth Road | Ground floor side and rear extension. First and second floor rear extension to include roof light and solar panels and demolition of existing single storey rear section. |
| Objection: Committee were concerned over the visual impact of the side extension in the Conservation area due to the openness of this side of the building. They also felt that the solar panels could be moved higher up on to the upper roof where they would be far less visually intrusive. It was additionally felt that the modern extension is inappropriate design in the Conservation area and out of keeping with other properties in the area. | | |

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| 3/21/0451/HH | Mole End High Molewood | Erection of two storey rear extension; partial garage conversion and alterations to fenestration and openings. |
| No Objection | | |

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| 3/21/0299/HH | 7 Beechwood Close | First floor front extension over existing garage. |
| No Objection | | |

15 March 2021

**Decisions: Hertford Town Council Planning Sub Committee Meeting** **15 March 2021**

The Committee considered current planning applications and commented as follows.

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| 3/21/0470/HH | 24 Carde Close | Two storey side and part single storey side extension to include new porch, a Juliet balcony and demolition of garage and shed. |
| Committee noted that this application doesn’t show the previously granted application for two new houses to the rear of this site and noted that the Juliet balcony may cause an overlooking issue between these properties. | | |

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| 3/21/0457/FUL | 3 Market Place | Proposed single storey roof extension at third floor level to form a 2B4P residential dwelling. |
| Committee felt that this addition is out of keeping with this historic building and the proposed windows fail to match the rest of the building. They had concerns regarding the fire exit arrangements. It was also felt that there could be a loss of amenity of light for 4 Market Place and 3 Fore Street. | | |

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| 3/21/0492/VAR | The Bridge House North Road | Variation of condition 2 and 10 of planning approval 3/18/2614/FUL. Demolition of property and erection of 1 no. 2 bed, 6 no. 3 bed and 2 no. 4 bed roomed dwellings with associated landscaping access and parking. Revised drawings to include additional pedestrian and vehicular gate |
| Committee understood the need for gates and vehicle access control given the site’s proximity to the station but would like to be reassured that unsecured pedestrian access is available at all times. | | |

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| 3/21/0516/HH | 8 Farquhar Street | Erection of a single-storey detached garage. |
| No Objection | | |

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| 3/21/0503/HH | 113 Mandeville Road | Demolition of garage, lean-to and conservatory. Replacement with single storey side, rear and front extensions and two storey side extension. |
| Committee regret the loss of garage where parking is at a premium. | | |

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| 3/21/0006/HH | 17 Duncombe Road | Erection of part two storey and part single storey rear extension. Loft conversion with 1 rear dormer and 2 front dormers to roof level. New front canopy over front entrance door. New ground floor and first floor side window openings. |
| No Comment | | |

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| 3/21/0537/HH | 38 The Ridings | Front extension |
| No Objection | | |

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| 3/21/0553/HH | 33 Duncombe Road | Single storey rear extension and loft conversion with rear dormer window and front roof lights. |
| No Objection | | |

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| 3/21/0571/HH | 6 Hagsdell Road | Single storey side extension to form garden room. |
| No Objection | | |

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| 3/21/0570/HH | 6 Hagsdell Road | Existing windows and doors removed and replaced with Georgian windows and doors. |
| No Objection | | |

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| 3/21/0584/HH | 6 Hagsdell Road | First floor rear extension and existing ground floor kitchen extension rebuilt with floor level raised to match existing floor level. |
| No Objection | | |

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| 3/21/0585/HH | 6 Hagsdell Road | Rear dormer window removed and replacement of enlarged rear dormer. |
| No Objection | | |

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| 3/21/0569/HH | 66 Fordwich Rise | Two storey rear extension incorporating a Juliet balcony, 2 new rooflights to rear flat roof and alterations to fenestration. |
| No Objection | | |

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| 3/21/0572/FUL | 16 Goldings Hall Goldens Way | Conversion of two 2 bedroom apartments into one 4 bedroom apartment. |
| No Objection | | |

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| 3/21/0573/LBC | 16 Goldings Hall Goldens Way | Conversion of two 2 bedroom apartments into one 4 bedroom apartment and removal of internal partition wall between the apartments. |
| No Objection | | |

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| 3/21/0586/FUL | 8 Parliament Square | Addition of a second floor to create a two bedroom flat with a roof terrace, with internal alterations to ground floor shop unit and first floor flat. |
| Objection: Committee objected to the conversion of the property as the proposals fail to enhance this historic building and alternative finishes would be more in keeping with the original design. | | |

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| 3/21/0594/HH | 46 Temple Fields | Single and two storey rear extension. |
| No Objection | | |

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| 3/21/0621/HH | 158 Bengeo Street | Erection of double storey rear extension. |
| No Objection | | |

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| 3/21/0625/ODPN | 1-3 And 10-18 Foxholes Business Park Watermark Way | Change of use from offices (Class B1a) to residential use (Class C3) to provide 32 residential units. |
| Committee strongly objected to this inappropriate conversion of office buildings in this business park being converted into residential units due to:   1. Loss of employment space in this successful business park. It was felt that Hertford is losing a significant amount of employment land to residential development whilst adequate provision for new housing has already been made in the District Plan. 2. Unsuitable location for residential conversion due to lack of community facilities and communal open space, specifically for families. 3. Lack of medical and other community facilities in this ward area. 4. The large number of flats already in this ward and lack of evidence that additional private residential accommodation of this type is needed. 5. Significant amount of commercial traffic exiting and entering this busy park, including heavy goods vehicles leading to concerns regarding safety for families and pedestrians walking in and out of this development. | | |

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| 3/21/0629/HH | 304A Ware Road | Demolition of porch. Erection of a single and two storey front extension. |
| The Committee noted that details of the application were not available to view. | | |

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| 3/21/0635/HH | 97 North Road | Demolish detached garage and single storey rear extension. Construction of two storey side and rear extension and a single storey rear extension incorporating a flat roof roof-light and a Velux glazed roof window. |
| Committee regret the loss of the garage on a busy main road where parking is limited. | | |

**g 6 April 2021**

The Committee considered current planning applications and commented as follows:

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| 3/21/0633/FUL | 138 Fore Street | Demolition of the existing building and erection of a new mixed use development, comprising a retail/commercial unit on the ground floor; 7no. two bedroom flats; 6no. one-bed flats and associated car parking |
| No Objection | | |

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| 3/21/0645/VAR | 5 Hollydell | Variation of condition 2 (approved plans) of planning permission: 3/20/0131/HH - Demolition of conservatory and front porch. Erection of single storey rear and side extensions. Raising of roof, to create first floor accommodation over existing bungalow. Erection of new part single storey and part one-and-a-half storey front entrance hall. Alterations to fenestration throughout. |
| No Objection | | |

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| 3/21/0651/HH | 156 The Avenue | Erection of canopy |
| No Objection | | |

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| 3/21/0375/LBC | 35C Bull Plain | Internal alterations: refitting of bathroom, re - soundproofing, installation of a shower unit and decoration. |
| No Objection | | |

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| 3/21/0670/HH | 34 Cherry Tree Green | Two-storey side extension and front porch extension. |
| No Objection | | |

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| 3/21/0683/HH | 49 Fordwich Rise | Erection of replacement outbuilding. |
| No Objection | | |

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| 3/21/0695/HH | 59 Wellington Street | Replacement for Existing External Access Stair and Canopy with New Stairs and Canopy/Porch. |
| No Objection | | |

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| 3/21/0715/HH | 45 The Avenue | Single storey side extension, roof canopy and replacement cladding to front elevation |
| No Objection | | |

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| 3/21/0710/FUL | 86 Horns Mill Road | Proposed external render to all exterior walls |
| Objection: Committee objected to the proposed external rendering to this fine brick built listed building which is currently in keeping with the adjacent workhouse next door and is a prominent building at the entrance to the town. Committee felt that the brick finish should be retained. | | |

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| 3/21/0711/LBC | 86 Horns Mill Road | Proposed external render to all exterior walls |
| Objection: Committee objected to the proposed external rendering to this fine brick built listed building which is currently in keeping with the adjacent workhouse next door and is a prominent building at the entrance to the town. Committee felt that the brick finish should be retained. | | |

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| 3/21/0697/LBC | 3 Parliament Square | Installation of an external flue pipe to rear flat roof. |
| No Objection | | |

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| 3/20/2587/HH | 247 Hertingfordbury Road | External alterations comprising anthracite grey timber-effect hardiplank horizontal cladding to north, west and part of south elevations |
| Objection: Whilst Committee recognise that this is a relatively modern building set within a street of older properties, it was felt that this type of cladding is not in keeping with the street scene and that a wood clad finish should be retained. | | |

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| 3/21/0565/FUL | 45 Woodlands Road | Subdivision of dwelling and erection of part two storey and part single storey rear extension to create one 3 bedroom dwelling and one 1 bedroom dwelling. Alterations to fenestration and openings. |
| Objection: Committee objected to this application as felt it would be overdevelopment of this small site and increase the density of housing in the area resulting in a loss of greenspace. It was also felt that the extension would break the building line at the rear of row of properties. Additionally, it will adversely affect limited parking provision in the road which already leads to congestion. | | |

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| 3/21/0727/HH | 3 North Road Gardens | Two storey side extension |
| No Objection | | |

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| 3/21/0747/VAR | 21 Greenways | Variation of condition 2 (approved plans) (retrospective) of planning permission ref: 3/18/0538/HH: Removal of conservatory. Proposed basement conversion with rear basement extension, including front lightwell and rear ground floor extension. |
| No Objection | | |

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| 3/21/0763/HH | 76 North Road | Proposed part single storey part 2 storey side extension, alterations to front elevation. Part single storey part two storey rear extension. Proposed lower ground floor extension and terrace. Alta rations to fenestration to south east elevation and new Juliet balconies to rear. |
| Objection: Committee objected to this application on the grounds of overdevelopment and result in the pair of semi-detached properties being out of balance. It was also felt that by building up to the boundary line this would alter the regular spacing between properties along this stretch of North Road and result in a loss of the view from the road beyond the properties. There was also concern regarding the addition of a basement on this semi-detached dwelling and the impact on the adjoining property. | | |

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| 3/21/0739/HH | 24 Queens Road | Enlargement of front roof window. |
| Objection: Committee objected to the scale of the three-bay roof window which will be out of proportion. This will result in a loss of symmetry to the pair of properties in the conservation area. | | |

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| 3/21/0479/FUL | Land Adj 7Hillside Terrace | Erection of 1, 2 bedroomed dwelling with associated landscaping and parking |
| No Objection | | |

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| 3/21/0761/LBC | Old Forge House 255 - 257 Hertingfordbury Road Hertford Hertfordshire SG14 2LB | Removal of conservatory. Construction of part single storey / part two storey rear extension. New first floor rear and side window openings, new ground floor rear door openings, replace ground floor front bay window with sash window. Alterations to brick front boundary wall. Internal alterations to include infill existing openings, removal of internal walls, creation of new internal openings, raising of cellar floor level, reconfiguration of stairs and steps. |
| No Comment | | |

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| 3/21/0760/HH | Old Forge House 255 - 257 Hertingfordbury Road | Removal of conservatory. Construction of part single storey / part two storey rear extension. New first floor rear and side window openings, new ground floor rear door openings, replace ground floor front bay window with sash window. Replace vehicle access gates with new sliding gates, alterations to brick front boundary wall. |
| No Comment | | |

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| 3/21/0799/HH | 38 Cowper Crescent | Replace existing tiles with Weatherboard cladding and replace existing flat roof with front pitch and porch |
| Objection: Committee objected to the loss of the hanging tile finish which is a common characteristic of this estate. This will be at odds with the other half of this semi-detached property which retains its tiled finish. If this is not considered to be material to the application the colour of the proposed finish was also not referred to in the application. | | |

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| 3/21/0802/HH | The View Ware Park | Automatic entrance gates and erection of 2 no. brick piers |
| Committee expressed concern over the loss of the openness in the greenbelt and the introduction of brick-built piers to support the gate. They felt this is out of keeping with the openness to the front of the properties along this stretch of the River Lea navigation channel. This proposal also encloses properties in a way the is not appropriate in the greenbelt. It was also requested that a postbox be provided if this application is granted. | | |

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| 3/21/0805/HH | 102 Mangrove Road | Single storey front and rear extensions to include conversion and alterations of garage and changes to fenestration. |
| No Comment | | |

26 April

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| 3/21/0834/HH | 1 Harrison Lane Balls Park | Replacement of windows. |
| No Objection | | |

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| 3/21/0807/FUL | Hertford Town Football Club West Street | Convert natural turf pitch to an artificial grass surface |
| It was noted that Hertford Town Council has approved New Homes Bonus funding for this scheme. If the application is approved, it was felt that there should be a condition that the facility is made accessible to community football. | | |

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| 3/21/0843/HH | 217 Horns Mill Road | Two storey front and side extension and a single storey front porch. |
| Objection - Committee noted the distinct style and symmetry of these semi-detached properties and felt it important to retain the existing ‘sugar loaf’ shape and character where possible. | | |

Cllr Mrs Newton declared an interest and withdrew from the discussion.

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| 3/21/0846/FUL | Land At Carmelite Monastery Ware Park | Demolition of nursery buildings. Change of use of land and erection of 1, 3 bedroomed dwelling with associated landscaping, parking and creation of access. |
| Objection: Committee objected to the loss of openness of the green belt by this inappropriate development. It was felt that the need does not outweigh the damage caused. It was also felt that the farm track provides poor access for residential dwellings. | | |

Cllr Mrs Newton returned to the discussion

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| 3/21/0861/HH | 5 Morgans Road | Demolition of conservatory. Erection of a single storey rear extension |
| No Objection | | |

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| 3/21/0881/ODPN | Pimlico House Gascoyne Way | Change of use from offices (Class B1a) to residential use (Class C3) to provide 7 residential units. |
| Objection: The Committee continue to object to this application and regret the loss of office space and employment in this town centre location. They felt that this is a small site and even providing 7 residential units would not resolve the congestion issues. Potentially the larger units could attract bigger families resulting in increased parking issues. | | |

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| 3/21/0882/ODPN | Pimlico House Gascoyne Way | Change of use from offices (Class B1a) to residential use (Class C3) to provide 10 residential units. |
| Objection: The Committee continue to object to this application and regret the loss of office space and employment in this town centre location. They felt that this is a small site with limited parking spaces which would result in more parking issues in the adjoining congested neighbourhood. | | |

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| 3/21/0888/LBC | 3 The Vineyard St Leonards Road | Single storey rear extension, enlargement of patio and creation of garden wall with steps. Internal alterations to include partial removal of wall. |
| No Objection | | |

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| 3/21/0887/HH | 3 The Vineyard St Leonards Road | Single storey rear extension, enlargement of patio and creation of garden wall with steps. |
| No Objection | | |

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| 3/21/0896/HH | 96 Fordwich Rise | Single storey rear extension, first floor side extension and garage conversion. |
| No Comment | | |

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| 3/21/0906/HH | 25 The Wick | Single storey rear extension, to provide wheelchair accessible bedroom and bathroom. New ground floor side window and door opening. |
| Committee noted that the single-story extension would provide improved disabled access. | | |

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| 3/21/0911/HH | 35 The Briars | Erection of two storey side extension; pitched roof stepped back from main front elevation. |
| Objection: Committee objected to the overdevelopment of this area. This would result in the loss of amenity of the green space and loss of off-street parking resulting in more parking congestion on the adjoining road. | | |

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| 3/21/0839/FUL | 90 Ladywood Road | Change of use of amenity land to residential curtilage and erection of fencing |
| Objection: Committee objected to the proposed fence as it was felt that this would result in a loss of amenity. The line of the existing fence leaves a large open space which would be lost under these proposals. | | |

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| 3/21/0277/HH | 32 Sandy Close | First floor rear extension, replacement of front flat roof with gable end roof, raised ridge and loft conversion. |
| No Objection | | |

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| 3/21/0877/HH | 14 Manor Close | Single storey rear extension |
| No Objection | | |

**4th May 2021**

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| 3/21/0976/ODPN | Expo House Mead Lane | Change of use of front two storey office building from Office use (Class B1) to 6 Dwellings (Class C3). |
| Objection: Committee object to this application on the basis that with other recent developments there is not a need for this type of accommodation in this area. The site is unsuited for residential use with heavy industrial traffic and a lack of amenities. They also object to the further loss of office and employment space. | | |

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| 3/21/0964/HH | 33 Villiers Street | Single storey rear extension and rear extension to basement. |
| Committee would wish to see windows which are more in keeping with those used in the surrounding neighbourhood within the conservation area. | | |

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| 3/21/0998/HH | 1 Lys Hill Gardens | Single storey rear extension to the dwelling and single storey rear extension to the detached garage. |
| No Objection | | |

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| 3/21/0990/ADV | The Bridge House North Road | Erection of hoarding. |
| No Objection | | |

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| 3/21/1008/HH | 141 Ware Road | Proposed single storey rear extension. |
| No Objection | | |

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| 3/21/0983/HH | 21 Woodlands Road | Single storey side/rear extension and new rear patio. |
| No Objection | | |

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| 3/21/0602/HH | 7 Cranborne Close | Demolition of conservatory. Two storey side extension. Alterations to roof and fenestration. |
| No Objection | | |

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| PL/0202/21 | Panshanger Park, Panshanger Lane | Creation of a 173 space car park served by an existing access off Panshanger Lane together with provision of an amenity area to include toilet and mobile catering facilities. |
| Committee welcomed this development whilst minimising the impact on the green belt. This will relieve the dangerous congestion at the existing Thieves Lane car park providing a condition of stronger parking enforcement is made to ensure use of the new facility. It was suggested that the Thieves lane car park should be designated for disabled parking use only. | | |

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| PL/0204/21 | Wheatcroft JMI School, Stanstead Road | Removal of existing mobile classroom building and construction of replacement classroom building |
| No Comment | | |

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| 3/21/1057/HH | 12 Magnolia Close | Removal of conservatory. Construction of part single storey and part two storey rear extension. |
| No Objection | | |

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| 3/21/1066/HH | 46 Buckwells Field | Single story rear extension, loft conversion with a rear box dormer and 1 third floor side window. |
| Objection: Committee object to the proposed rear box dormer in this modern development of cohesive properties. This is overdevelopment and there is insufficient additional parking on this tightly congested site. | | |

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| 3/21/1054/HH | 58 Foxholes Avenue | Construction of single storey side and rear wrap around extension and a front porch. |
| Committee felt that the proposed flat roofed rear extension would be out of keeping with the pitched roof lines of adjacent properties in a prominent position on the end of this row of houses. | | |

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| 3/21/1075/HH | 30 St Leonards Road | Erection of a two storey side extension and replacement of roof to conservatory. |
| Objection: Committee object to this application which fails to enhance these properties in the conservation area. It was felt that the side extension is not subservient to the main building and would unbalance this pair of attractive historic semi-detached properties which date back to the original development of Bengeo village. | | |

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| 3/21/1067/HH | 96 Cowper Crescent | Loft extension. |
| Objection: Committee object to this revised application. If was felt that the dormer is out of keeping with the existing building and would dominate the street scene. | | |

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| 3/21/0847/FUL | Foxholes Farm London Road | Erection of two agricultural barns and extensions to two agricultural barns (retrospective). |
| No Comment | | |

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| 3/21/1078/HH | 78-80 Mangrove Road | Two storey rear extension, addition of windows and rooflights to side elevations. |
| Committee would wish to see retention of the chimney which is a characteristic of the properties along Mangrove Road. | | |

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| 3/21/1071/HH | 70 Bullocks Lane | Garage conversion. |
| Committee would wish for a condition to be added to ensure that the outbuilding is not used as any form of residential accommodation. | | |

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| 3/21/0996/ADV | 22 Calton Avenue | 1 non illuminated stack board. |
| No Objection | | |

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| 3/21/1053/HH | 37 Martins Drive | Single storey rear extension and first floor side extension. |
| No Objection | | |

The Committee considered current planning applications and commented as follows:

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| 3/21/1110/HH | 17 Bengeo Street | Two storey and single storey rear extension. Loft conversion with rear dormer, front and side roof light windows. New first floor side windows. |
| No Objection | | |

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| 3/21/0994/HH | 35 Villiers Street | Demolition of front porch and rear single storey extension. Erection of replacement front porch and new external front railings, two storey rear extension, single storey rear extension, rear dormer and 2 front roof light windows. Removal of external stepped access to the basement and reclaim the areas as internal basement floor space. |
| Committee regret the loss of the external stairs to the basement that are a characteristic of buildings in this conservation area. | | |

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| 3/21/1111/HH | 39 Wentworth Road | Demolition of garage and hallway . Construction of single storey side extension. |
| Committee regret the loss of parking. | | |

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| 3/21/1083/HH | 12 West Street | Demolition of garage and wall. Replacement garage with room over and external steps. |
| No Objection | | |

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| 3/21/1084/LBC | 12 West Street | Demolition of garage and wall. Replacement garage with room over and external steps. |
| No Objection | | |

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| 3/21/1002/HH | 72 North Road | Part demolition of existing dwelling and garage; ground floor rear and side extensions with garage; creation of first floor; installation of outside staircase with new entrance way; loft conversion in new roof space with roof light to front and rear dormer windows and alterations to fenestration and openings. |
| Objection: Committee object to this application as on this part of North Road the grey monolithic building proposed would be out of keeping with the 1930s character of surrounding properties. It was also felt that looking north up the road this conversion would change the existing street scene roof line pattern which currently slopes gently upward.  Committee would also not wish to see this bungalow developed as it was felt that there are a limited number of bungalows within the housing stock of the wider area.  They were also concerned about the creation of a separate dwelling accessed by the external staircase and the lack of additional parking. | | |

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| 3/21/1135/HH | 170 Bentley Road | Single storey front extension. |
| No Objection | | |

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| 3/21/1140/HH | 104 Cowper Crescent | Removal of garage building. Construction of part single storey, part two storey side and rear extension. Alterations to fenestration. |
| No Objection | | |

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| 3/21/1150/HH | 28 Peel Crescent | Demolition of conservatory and erection of a single storey rear extension |
| No Objection | | |

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| 3/21/1160/HH | 50 Martins Drive | Single storey front extension |
| No Objection | | |

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| 3/21/1168/LBC | 25-29 Old Cross | Conversion of first and second floors to 1 three bedroom apartment. Front elevation colour and signage change. New rear and side conservation roof lights. Install new internal walls on ground floor. Removal of internal walls on first floor. |
| No Objection | | |

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| 3/21/1167/FUL | 25-29 Old Cross | Change of use of first and second floors to 1 three bedroom apartment (C3 use). Front elevation colour and signage change. New rear and side conservation roof lights. |
| No Objection | | |

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| 3/21/1179/HH | 21 Elton Road | Single storey side extension and single storey side infill extension. |
| Objection: Committee objected to the narrow side extension on the end of this row of well preserved period terraced properties which would impact the street scene in the Conservation area. | | |

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| 3/21/1185/HH | 13 Willis Grove Balls Park | Partial conversion of garage and insertion of 2 windows to side elevation. |
| No Objection | | |

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| 3/21/1208/HH | Lavender Place 34 Church Road | Single storey front extension to form bay with sash windows. Porch roof replacement and changes to fenestration on front elevation. |
| Committee felt that this application would enhance this building within the Conservation area. | | |

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| 3/21/0457/FUL | 3 Market Place | Proposed single storey roof extension at third floor level to form a residential dwelling. |
| Objection: Committee object to this application for a fourth-floor extension. They felt that the drawings and Design and Access statement fail to show the adjoining terraces, balconies and overlooking windows and that it would result in a loss of amenity for neighbouring properties. | | |

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| 3/21/1212/HH | 14 Warren Terrace | First floor rear extension including rear facing balcony, alterations to fenestration, replace rear flat roof with pitched roof, removal of existing boiler flue. |
| Committee noted that this is a narrow mid-terraced property and that this extension may impact the properties on either side. | | |

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| 3/21/1218/HH | 23 George Street | Part single, part two storey rear extension |
| No Objection | | |

**1 June 2021**

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| 3/21/1308/FUL | Land Rear Of 82 Ware Road | Erection of a new detached 4 bedroom bungalow with basement |
| Objection: Committee strongly objected to this application and overall felt it was overdevelopment of the area with the loss of mature trees and greenery impacting the character of this Conservation Area. They also felt:   * This application is not in keeping with the area and does not conform with the grain of the Caxton Road or Ware Road housing developments. * The development of rear gardens in Ware Road goes against the grain of the development in the conservation area. * Properties in Fallow Rise will overlook this property without any screening. * This application does not relate to any of the surrounding properties and impacts negatively on the Conservation Area.   Committee also expressed concern that permission had already been granted by default for the removal of mature trees in the Conservation Area as no officer had considered the application in any detail. | | |

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| 3/21/1191/LBC | The Corn Exchange | Regularisation of: Restoration and repair of the existing roof with substitution of the slate tiles keeping the same colour and appearance with reconstruction of the existing Lantern. |
| No Comment | | |

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| 3/21/1235/HH | 2 Danesbury Park | Proposed detached outbuilding. |
| No Objection | | |

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| 3/21/0836/HH | 47 Claud Hamilton Way | Erection of air conditioning unit |
| No Objection | | |

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| 3/21/1226/HH | 94 North Road | Erection of garden shed and bicycle store. |
| No Objection | | |

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| 3/21/1234/HH | 4 North Road Gardens | Single storey side and rear extension with first floor rear extension. |
| No Objection | | |

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| 3/21/1229/HH | 4 Nelson Street | Loft conversion with rear dormer window; additional two rooflights. |
| Committee were concerned over the scale of the development being out of proportion and the choice of windows not in keeping with those in the Conservation Area and in proximity to Wellington Street. | | |

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| 3/21/1258/HH | 35 Raynham Street | Demolition of single storey rear extension and erection of single storey rear ground floor extension and part first floor rear extension. |
| No Objection | | |

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| 3/21/0936/LBC | 6 Millbridge Mews | Installation of new bathroom, replacement and relocation of boiler, Insertion of boiler flue to rear and insertion of bathroom vent to rear. |
| No Objection | | |

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| 3/21/1307/HH | 4 The Avenue | Single storey rear extension |
| No Objection | | |

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| 3/21/1262/HH | 36 Burleigh Road | Single storey front, side and rear extensions with three roof lights, first floor rear extension. Alterations to bay window roof and alterations to fenestration. |
| Committee felt that the would be overdevelopment of an end of terrace property in a prominent position. Committee were aware there is a separate application 1263 for a loft conversion on this property and if the two applications were to be considered development it was felt that this would be considered overdevelopment. | | |

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| PL/0208/21 | Hertford Fire Station, Old London Road | Demolition of a single storey ancillary building to the rear of the site to allow for the installation of a modular building to house an interim fire and ambulance station and an appliance bay structure for a temporary period of 24 months |
| No Objection | | |

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| 3/21/1261/HH | 10 Church Road | Demolition of side extension, store and garage. Erection of single storey side and rear extension. Single storey garden room. Insertion of dormer window to the rear, and alteration of chimney stacks. |
| Objection: Committee objected to this application as felt that the height of the roof line of the proposed extension was not in keeping with the surrounding buildings. The removal of the chimneys would result in the pair of semi-detached properties being visually out of balance. It was also felt that the proposed materials and windows are not in keeping with properties in the Conservation Area. | | |

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| 3/21/1287/HH | 24 Carde Close | Demolition of garage and shed; erection of two storey side extensions; part single storey side extensions, creation of new entrance way to front with canopy roof; and alterations to fenestration with a Juliet balcony to first floor rear elevation. |
| Objection: Committee still felt that this would be over development and it still does not show the previously granted application for two new houses to the rear of this site. The Juliet balcony may cause an overlooking issue between these properties. | | |

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| 3/21/1278/FUL | Jenningsbury Farm London Road | Change of use of existing building from short term holiday accommodation (Use Class C3) (of up to 3 months occupancy within a 12 month period) to long term residential lets. |
| No Comment | | |

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| 3/21/1288/HH | 6 Hagsdell Road | Rear extension to detached garage, first floor accommodation formed in the roof space with 1 first floor front window and 2 side roof light windows, lower ground floor extension to create an indoor swimming pool and external  terrace. |
| No Objection | | |

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| 3/21/1292/HH | 57 St Leonards Road | Single storey front and side extension with new front entrance way. |
| Objection: Committee objected to the side extension which would block access to the rear garage. A distinctive feature of these properties is the side door. The loss of a side door would change the character of this house in the Conservation Area. | | |

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| 3/21/1306/FUL | 5A The Avenue | Demolition of existing dwelling and erection of replacement five bedroom detached dwelling. |
| Committee were concerned that the scale and style of the proposed building would be out of keeping with the surrounding properties in the Conservation Area. | | |

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| 3/21/1322/ADV | Unit 1 10-11 Market Place | Internally illuminated static LED window display signs, 5 non-illuminated fascia signs and vinyl lettering applied internally to windows. |
| Committee noted that this would be for advertising properties through static illumination and stressed the importance of the quality of advertisements for listed buildings and in the Conservation Area. They would not wish to see other internally illuminated signs installed. | | |

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| 3/21/1289/HH | 11 Parkhurst Road | Single storey rear extension and alterations to fenestration. |
| No Objection | | |

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| 3/21/1321/LBC | Unit 1 10-11 Market Place | Internal alterations to install internal stud walls, refurbishment of external doors, shop front painted and replacement signage. |
| Committee noted that this would be for advertising properties through static illumination and stressed the importance of the quality of these displays within this listed building in the Conservation Area. They would not wish to see other internally illuminated signs installed for any other purpose. | | |

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| 3/21/1176/HH | 77 Mandeville Road | Creation of terracing to front garden with installation of decking and planters (Retrospective) |
| No Comment | | |

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| 3/21/1264/FUL | The Forge Land At Terrace Wood St Mary's Lane Hertingfordbury | Change of use of land for the siting of a temporary rural enterprise dwelling (log cabin) for three years; and for a permanent menage and barn, |
| Objection: Committee felt that this was not a suitable site for this development. The loss of openness in the green belt would not be outweighed by the amenity provided. | | |

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| 3/21/1336/HH | Jenningsbury House London Road | Conversion of stable block to gym, office/storage space with front extension and alterations to fenestration and openings. |
| No Comment | | |

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| 3/21/1337/HH | 35 The Drive | Demolition of existing garage and conservatory. Consturction of single storey side and rear extension; Double storey rear extension. |
| No Objection | | |

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| 3/21/1150/HH | 28 Peel Crescent | Demolition of conservatory, removal of chimney and erection of a single storey rear extension |
| No Comment | | |

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| 3/21/1334/HH | 79 Ware Road | Demolition of entire rear extension and chimney to No 79 with exact reinstatement of first floor and roof and chimney. Erection of single storey side extensions. Alterations to ground floor enlargement of existing lower ground floor. Creation of a lower level garden, alterations to fenestration, to include replacement rooflights/windows and new windows at first floor rear. Reinstate chimney to No.77. |
| No Objection | | |

**14 June 2021**

The Committee considered current planning applications and commented as follows:

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| 3/21/1419/OUT | Lanbrook St Marys Lane Hertingfordbury | Outline application for a Continuing Care Retirement Community comprising up to 168 one and two-bedroom extra-care apartments, 40 assisted living apartments, a village centre building with community and medical facilities, external landscaping and green infrastructure - all matters reserved. |
| Objection: Committee strongly objected to the application. It was felt that the proposed development is wholly inappropriate for this Green Belt land, in the heart of a small village with a limited transport network. They reiterated and added further to their objections previously made:   1. The size and scale of the development would be out of keeping with the adjoining conservation area and the surrounding village. The proposed buildings are large and would dominate the area and the surrounding historic buildings including St Mary’s Church which the site lies immediately behind. 2. There was a significant concern that development on this flood plain and any flood protection measures to protect the site could potentially lead to flooding elsewhere in the area, namely The Ridings. 3. The development would have a significant impact on the surrounding rural landscape and the openness of the green belt. This open valley and the Mimram chalk stream is part of an historic park and former Royal hunting ground. 4. The development would lead to the coalescence of the village of Hertingfordbury and the town of Hertford leading to creeping urbanisation and loss of this valuable rural landscape. 5. There is insufficient highways infrastructure for a development of this size, and no scope for changing this. Narrow roads from all directions lead into the site. Some residents of this type of development will still drive and have their own cars, and there will be significant numbers of visitors to the site – people visiting residents, staff (the provision of 90 full-time jobs is referenced in the application), medical professionals and suppliers of goods and services. 6. No detail is given in the application regarding the affect that this significant influx of elderly residents would have on the primary care services. 7. The location is unsuitable for this type of development as apart from one pub, there are no shops or facilities within easy walking distance of the site, which would leave the elderly residents without their own transport isolated. 8. There is no evidence for a need for increased provision for senior accommodation in the area. Close by in Hertford there has been significant provision in recent years of similar accommodation some of which is still unoccupied, which is more appropriately located and with better local facilities. 9. Hertingfordbury is classed as a Group 2 Rural village only suitable for small scale development.  This major scheme would significantly increase the population in this area. | | |

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| 3/21/1372/HH | 11 Highfield Road | Removal of conservatory, front porch and chimney stack. Construction of ground floor front, side and rear extension and new front porch. First floor side and rear extension with new first floor front window opening. Roof conversion with 2 new rear dormers incorporating 3 roof-lights to the front elevation and 1 roof-light to the rear elevation. Proposed chimney breast. Alterations to first floor and ground floor fenestration. |
| No Objection | | |

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| 3/21/1376/ARPN | Cole Green Barn St Marys Lane Hertingfordbury | Change of use of agricultural building to two dwelling houses (Use Class C3). |
| Objection: Committee felt that this would have a detrimental impact on the Green belt if converted to residential use. The cinder access road is only suitable for agricultural traffic. | | |

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| 3/21/1371/HH | 34 Temple Fields | Raising roof to accommodate new first floor. |
| Objection: Committee objected to this application as it was felt that it would be out of keeping with the row of low-rise buildings and would remove this type of single-story property from the wider housing stock. It was also felt this would also have an overbearing impact on the neighbouring buildings. | | |

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| 3/21/1369/FUL | 4-8 Maidenhead Street | Erection of new second floor above first floor flats to create a two bedroom flat, new external stairs from first floor terrace. |
| Committee had concerns that raising the roof would make the roof pitch out of proportion with the remainder of the building. A feature of the street is the unequal rooflines, so it was felt the need to match adjoining properties is not required. There was insufficient detail provided on the type of windows proposed. Committee felt that these need to be in keeping with the existing ones. | | |

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| 3/21/1374/HH | 42 West Street | Retrospective application for the erection of single storey timber clad detached garden room/outbuilding |
| Committee were concerned regarding the loss of amenity to number 40 as their rear garden is surrounded by that of number 42. | | |

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| 3/21/1310/HH | 327 Ware Road | Single storey rear extension. |
| No Objection | | |

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| 3/21/1162/LBC | 233 Hertingfordbury Road | Alteration to front dormer window to pitched roof and refurbishment works to the chimney stack. |
| No Objection | | |

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| 3/21/1403/HH | 37 Cedar Close | Demolition and replacement of single storey front, rear extensions. Demolition of garage and erection of a two storey side extension. |
| No Objection | | |

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| 3/21/1405/VAR | Tree Heritage North Road | Variation of condition 2 (approved plans) of planning permission 3/20/1932/FUL - Change window frames colour to upvc dark grey. Removal of utility room and external door to all 5 plots. Plot 1 replace with study and window, addition of window to bathroom. Plots 2 and 3 replace with study. Plots 4 and 5 create internal cupboard, remove external door to bedroom. |
| No Comment | | |

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| 3/21/1411/VAR | Hertford East Railway Station Mill Road | Variation of condition 4 (Section 106 Obligation for the dismantling and relocation of Signal Box) of Listed Building Consent 3/19/2152/LBC - To allow for a 'Hertford East Signal Box Dismantling and Relocation Strategy' to be submitted. |
| Objection: Committee objected to the changed wording as they wish to ensure that the applicant continues to be responsible for the preservation and relocation of the signal box to the historic railway line. A provision of a strategy does not meet this requirement. | | |

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| 3/21/1202/LBC | 250 Hertingfordbury Road | Regularisation of replacement ground floor front bay window and 2 first floor front windows and window frames with like-for-like wooden timber white frames and single glazing. |
| No Objection | | |

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| 3/21/1423/VAR | 32-34 Fore Street | Removal of condition 6 (no use of or access to the enclosed outside courtyard area by members of the public) of planning permission: 3/20/0154/FUL - To allow customers of Mudlarks Cafe to use the outside rear courtyard area. |
| Committee noted that there are residential properties overlooking the courtyard and felt that it may be appropriate to restrict use to daytime hours only (to 18:00 hours). | | |

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| 3/21/1431/HH | 42 Port Vale | Loft conversion with rear facing dormer window |
| Objection: Committee objected to proposals for a rear facing dormer which would be uncharacteristic and disrupt the unbroken roofline along this row of terraces. It would also set a precedent in the Conservation area. Committee welcomed the installation of the chimney characteristic of the properties in this part of the Conservation area. | | |

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| 3/21/0625/ODPN | 1-3 And 10-18 Foxholes Business Park | Change of use from offices (Class B1a) to residential use (Class C3) to provide 32 residential units. |
| Objection: Committee continued to object to this application and stressed that this is an active employment area with successful and well used office accommodation. They would not wish to see loss of this important office and business space. They reiterated previous comments:   1. Loss of employment space in this successful business park. It was felt that Hertford is losing a significant amount of employment land to residential development whilst adequate provision for new housing has already been made in the District Plan. 2. Unsuitable location for residential conversion due to lack of community facilities and communal open space, specifically for families. 3. Lack of medical and other community facilities in this ward area. 4. The large number of flats already in this ward and lack of evidence that additional private residential accommodation of this type is needed. 5. Significant amount of commercial traffic exiting and entering this busy park including heavy goods vehicles leading to concerns regarding safety for families and pedestrians walking in and out of this development. | | |

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| 3/21/1368/FUL | 4-8 Maidenhead Street | Erection of new second floor above first floor storage area to create a two bedroom flat. |
| Committee had concerns that raising the roof would make the roof pitch out of proportion with the remainder of the building. A feature of the street is the unequal rooflines, so it was felt the need to match adjoining properties is not required. There was insufficient detail provided on the type of windows proposed. Committee felt that these need to be in keeping with the existing ones. | | |

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| 3/21/1345/LBC | The Slopes 85 Port Hill | Internal works to include removal of two stud walls and insertion of stud wall within kitchen and study/spare room and creation of bootroom |
| No Objection | | |

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| 3/21/1445/HH | 7 Beechwood Close | First floor front extension over existing garage. |
| No Objection | | |

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| 3/21/1471/HH | 5 Bengeo Street | Demolition of single storey rear extension and chimney. Erection of single storey rear extension, alterations to fenestration, hardstanding to front and erection of boundary fence |
| No Objection | | |

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| 3/21/1468/HH | 236 Ware Road | Part two storey and part single storey rear extensions; front porch extension; loft conversion with rear dormer, front roof lights and Juliet balcony to rear; roof alteration from hip to gable and alterations to fenestration. |
| No Objection | | |

28 June

The Committee considered current planning applications and commented as follows:

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| 3/21/1367/FUL | 4-8 Maidenhead Street | Change of use of first floor rear storage area into a two bedroom flat with 7 new first floor window openings. |
| No Objection | | |

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| 3/21/1511/HH | 2 Liberty Close | Removal of rear conservatory and lean-to extension. Proposed single storey rear extension with attached shed / lean-to. Enlargement of ground floor side window and associated ground works. |
| No Objection | | |

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| 3/21/1473/ASDPN | 22 Willowmead | Erection of an additional storey, to increase the height of the dwelling from 7.86 metres to 10.5 metres. |
| Objection: Committee objected to the impact that this application would have on the street scene in such a prominent location. It was felt that the proposals would unbalance this pair of semi-detached properties and have a significant impact visually on the neighbourhood. | | |

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| 3/21/1334/HH | 77-79 Ware Road | Demolition of entire rear extension and chimney to No 79 with exact reinstatement of first floor and roof and chimney (part retrospective). Erection of single storey side extensions. Alterations to ground floor elevation, enlargement of existing lower ground floor. Creation of a lower level garden, alterations to fenestration, to include replacement rooflights/windows and new windows at first floor rear. Reinstate chimney to No.77. |
| No Comment | | |

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| 3/21/0998/HH | 1 Lys Hill Gardens | Erection of rear veranda to dwelling and single storey rear extension to detached garage. |
| No Objection | | |

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| 3/21/1526/HH | 96 Fordwich Rise | First floor side extension, single storey rear extension, garage conversion and alterations to fenestration. |
| No Comment | | |

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| 3/21/1540/HH | 25 Raynham Street | Single storey rear extension and new ground floor side window opening. |
| Committee would like to be reassured that this would not have undue impact on the neighbouring property to the north. | | |

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| 3/21/1366/LBC | 36 West Street | Replacement of two windows to the side elevation. |
| No Objection | | |

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| 3/21/1558/HH | 29 Magnolia Close | Garage conversion. |
| Committee regret the loss of the garage for this property. | | |

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| 3/21/1562/HH | 5 West Street | Demolition of lean-to canopy and erection of single storey rear extension |
| No Objection | | |

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| 3/21/1563/LBC | 5 West Street | Demolition of lean-to canopy and erection of single storey rear extension |
| No Objection | | |

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| 3/20/1953/FUL | Scott House Hagsdell Road | Change of use of Scott House from office use (E) to dwelling houses (C3) to create 15 apartments, including part demolition at ground floor side and rear and erection of two and a half storey side and rear extensions and alterations to fenestration. Provision of car parking and associated works. No change to adjacent Stables building. |
| Objection: Committee continue to object to this application. It was felt that it would be more appropriate to create a smaller number of larger apartments. This could ease pressure on parking and bin storage therefore allowing for more greenspace and reduce any potential damage to trees. | | |

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| 3/21/1564/LBC | 35C Bull Plain | Internal alterations to include: replacement kitchen and first floor bathroom; alterations to internal walls and doorways; installation of sound proof insulation to first floor; and relocation of main entrance way to alternative existing doorway. |
| No Objection | | |

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| 3/21/1626/HH | 3 Kings Road | Single storey rear extension and insertion of bifold doors to rear |
| No Objection | | |

12 July 2021

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| 3/21/1697/HH | 3 North Road Gardens | Part two storey part first floor side extension |
| No Objection | | |

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| 3/21/1709/HH | 42 St Leonards Road | The application proposes alteration and extension of the existing rear 1st floor/ roof space accommodation through introduction of a single roof dormer in place of three smaller dormers. |
| Committee were concerned that replacing the existing dormers with one large dormer does not enhance this property in the conservation area. | | |

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| 3/21/1335/FUL | Cole Green Barn St Marys Lane | Change of Use of Agricultural Building to C3 (Residential Dwelling) to create 1, four bedroomed dwelling with insertion of windows, doors and rooflights, associated access, car parking and amenity space |
| Objection: Committee continue to strongly object to this application for the conversion of an agricultural building to residential use. Whilst an agricultural building located in the green belt and Conservation area on the edge of Cole Green Way may be justified, conversion to a residential dwelling is unsuitable in this location. The access road is unsuitable for residential use and the building also overlooks Station House.  The Committee would wish for the original controversial application to erect the barn to be considered to examined if it were a condition that it would be for agricultural use only due to the loss of the openness of the Green Belt. Committee would wish to see this building taken down if it is no longer required for agricultural use. | | |

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| 3/21/1717/FUL | The Limes 8 North Road | The replacement of the existing roof with a part pitched, part mansard roof to provide one studio and one one-bed flat |
| No Comment | | |

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| 3/21/1701/HH | 53 Windsor Drive | Single storey rear extension |
| No Objection | | |

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| 3/21/1714/HH | 5 Jenningsbury Court London Road | Removal of UPVC patio doors and insertion of bi-fold doors. |
| Committee were concerned over the change in fenestration not being in keeping with the rest of the building. | | |

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| 3/21/1708/HH | 85 Fordwich Rise | Single storey rear extension |
| No Comment | | |

26th July 2021

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| 3/21/1753/HH | 23 Foxholes Avenue | Raising the height of side extension roof and erection of single storey side and rear extensions. |
| No Objection | | |

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| 3/21/1834/ODPN | Collier House Mead Lane | Change of use from office use (Class B1(a)) to residential use (Class C3) to create 10 one bedroom flats and 7 two bedroom flats. |
| Objection: The Committee continue to oppose this development which is totally unsuitable for residential development due to its location in a busy industrial site with high levels of traffic. They were particularly concerned due to the location of a haulage firm next door and the lack of pedestrian access through the site. Furthermore, Committee were concerned over the loss of employment opportunity especially with new residential development being constructed nearby. | | |

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| 3/21/1656/FUL | 8, 10 And 12 Railway Street | Change of use of first floor, second floor and third floor from retail storage to create 6, apartments. Internal alterations to ground floor retail units and create stairway to residential apartments. Three storey rear extension. Ground, First and second floor rear extension. 2 Front dormers and side roof lights added. Rear balconies added to first floor, second floor and third floor. Alterations to rear fenestration. |
| Committee were concerned about the restricted headroom on the third floor and whether this meets the required standards. | | |

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| 3/21/1657/LBC | 8, 10 And 12 Railway Street | Internal works to - first floor, second floor and third floor from retail storage to create 6no. apartments. Internal alterations to ground floor retail units and create stairway to residential apartments. Three storey rear extension. Ground, First and second floor rear extension. 2 Front dormers and side roof lights added. Rear balconies added to first floor, second floor and third floor. Alterations to rear fenestration. |
| Committee were concerned about the restricted headroom on the third floor and whether this meets the required standards. | | |

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| 3/21/1547/FUL | Hertfordshire County Council County Hall Pegs Lane | Installation of a 25 metre high slimline lattice tower, 6 apertures, 4 x 600 millimetre diameter dishes, 5 cabinets located at the base of the tower, 2 metre high palisade fencing. |
| No Objection | | |

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| 3/21/1261/HH | 10 Church Road | Demolition of side extension, store and garage. Erection of single storey side and rear extension to include the creation of an annexe. Single storey garden room. Insertion of dormer window to the rear, and alteration of chimney stacks. |
| Committee were concerned about the proposal to remove the front hedge at this property which is a characteristic of houses along this road in this part of the Conservation Area. They also regret the loss of a garage. | | |

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| 3/21/1774/HH | 9 West Street | Conversion of outbuilding into habitable space with replacement and raised height lean-to roof, single storey link extension between the main house and outbuilding. Removal and replacement of single storey rear conservatory. |
| Committee noted that this important building in a historic street dates back to the 16th Century. They felt that it important that the integrity of the outbuilding is maintained and would wish that this is kept subservient to the existing structure. | | |

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| 3/21/1813/HH | 5 Farquhar Street | Demolition of existing garage and side extension and erection of two storey side and rear extension. Removal of flat roof to existing rear extension and raise in height and include new lantern rooflight. |
| No Objection: Committee felt that matching brickwork is critical to maintain the street scene in the Conservation area. | | |

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| 3/21/1770/LBC | Hertford County Court Shire Hall 15 Fore Street | Repairs and improvements to internal fire doors, fire detection and emergency lighting improvements. |
| Whilst Committee have no Objection they continue to be concerned regarding the water damage to the external walls which needs urgent attention to avoid further degradation. They felt that whilst other works are taking place it could provide an opportunity for these repairs to be undertaken. | | |

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| 3/21/1775/LBC | 9 West Street | Conversion of outbuilding into habitable space with replacement and raised height lean-to roof, single storey link extension between the main house and outbuilding. Removal and replacement of single storey rear conservatory. |
| Committee noted that this important building in a historic street dates back to the 16th Century. They felt that it is important that the integrity of the outbuilding is maintained and would wish that this is kept subservient to the existing structure. | | |

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| 3/21/1832/HH | 17 Bengeo Street | Two storey and part single storey rear extension, loft conversion with rear dormer. Alterations to fenestration and insertion of four roof lights. |
| No Objection | | |

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| 3/21/1899/HH | 79 The Elms | Single storey rear extension, garage conversion, replace garage door with new front window and brick work. |
| Committee regret the loss of a garage in this congested cul-de-sac. They also had concerns about the scale of the proposed extension. | | |

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| 3/21/1836/HH | 23 The Finches | Demolition of rear conservatory. Erection of single storey extension with pergola structure. Block up ground floor side window, |
| No Objection | | |

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| 3/21/1837/HH | 72 North Road | Part demolition of existing dwelling and garage; ground floor rear and side extensions with garage, two storey front extension, creation of new first floor and new pitched roof. |
| Committee continue to object to this application due to overdevelopment of the site whilst recognising the removal of a third floor. They also felt that looking north up the road this development would change the existing street scene roof line pattern which currently slopes gently up the street. | | |

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| 3/21/1863/HH | 4 North Road Gardens | Demolition or rear extension. Single storey side and part single part first floor rear extension. |
| No Objection | | |

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| 3/21/1645/VAR | Hertford East Railway Station/Signal Box Mill Road | Dismantling and re-location of signal box. Demolition of equipment room. Extension of fencing and platforms 1 and 2 with erection of steps, handrail and fence with lockable gate to the end of extended platform. Refurbishment and repositioning of gas lamps and new buffers. Removal of Condition 11 (Hours of working - plant and machinery) of Planning Permission 3/19/2151/FUL |
| Committee had no objection, providing this work is completed swiftly. They would like to be reassured that the signal box is being relocated to a working railway. | | |

9th August

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| 3/21/1803/HH | 33 Wellington Street | Proposed loft conversion with rear dormer windows and roof light to front elevation, new window to porch, existing garage/store expanded and converted to living space. Formation of an open plan kitchen and dining area at ground floor level. Alterations to fenestrations, new door on south eastern elevation to newly formed store, and existing garage doors replaced. |
| No Objection | | |

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| 3/21/1905/HH | 47 Ware Road | Partial demolition of lean-to workshop and boundary wall. Construction of replacement two storey extension and external stairs to create first floor artwork/sculpture studio, enlarged ground floor workshop and covered area with new folding gates. Extended dropped kerb. |
| Committee requested that if granted, a condition of permission be that this extension should remain part of the curtilage of 47 Ware Road, and not be used as a separate dwelling. They also commented that if a dropped kerb is allowed a flat footway should be maintained for pedestrians. | | |

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| 3/21/1443/HH | 31 Villiers Street | Conversion of loft, insertion of dormer window to front and rear. Removal of rear chimney. |
| Objection: Committee felt that the front dormer was not in keeping as would be highly visible due to the lower roof line of this property. They noted that the original building is of poor basic design in a row of high-quality period terraced properties and these proposals do nothing to enhance this. | | |

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| 3/21/1902/HH | 158 Bengeo Street | Erection of part single storey and part two storey rear extensions. |
| No Objection | | |

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| 3/21/1829/FUL | 1 Warehams Lane | Change of use of vacant land to a storage area (Use Class B8) for the storage of skips and vehicles (retrospective). |
| Whilst Committee have no objection to the change of use, they were concerned regarding the height of the stacks of skips and plant which would be clearly visible over the wall. After the original efforts made by Hertfordshire County Council to enhance this area with the construction of a boundary brick wall greatly improving the environment of the A414, there were concerns regarding the adverse visual impact this would now have. | | |

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| 3/21/1258/HH | 35 Raynham Street | Demolition of single storey rear extension and erection of a part single storey rear ground floor extension and part first floor rear extension. |
| No Objection | | |

Cllr Tarrega and Cllr Cinnamon declared their interests and refrained from taking part in the discussion.

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| 3/21/1892/HH | 8 Sturla Close | Two storey front extension with roof light, window to side and new entrance way; replacement pitched roof with roof lights to the rear conservatory and installation of bi-fold doors; installation of solar pv panels to the rear first floor roof. |
| Objection: The Committee objected to the proposals as it was felt that the two-story extension would lead to the front elevation looking unbalanced. This revised application fails to address the earlier planning concerns and fails to enhance the property. It was felt that this was an overdevelopment in the Conservation area and would change the character of this area which is made up of small family dwellings. | | |

Cllr Tarrega and Cllr Cinnamon returned to the discussion.

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| 3/21/1994/FUL | 90 Ladywood Road | Change of use of amenity land to residential curtilage and erection of fencing |
| The Committee were still concerned about approving this revised application as it would set a precedent for others in this development. The open spaces are important design features of Ladywood Road and should be preserved. | | |

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| 3/21/1974/HH | 39 The Drive | Proposed front porch with the eaves to the existing canopy roof to be raised |
| No Objection | | |

23v August

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| 3/21/1960/FUL | 36 Stanstead Road And Unit 3 Foxholes Avenue | Demolition of commercial buildings and erection of 4 x three bedroom dwellings with off-street parking |
| Objection: Committee continued to object to this application and felt that the this is overdevelopment of the site. They had concerns regarding parking provision in an already congested area and regret the loss of employment. It was also felt that the proposals are not sympathetic to the existing properties on this side of Stanstead Road. | | |

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| 3/21/2027/HH | 21 Buckwells Field | Single storey rear extension. |
| No Objection | | |

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| 3/21/1562/HH | 5 West Street | Demolition of lean-to canopy and erection of single storey rear extension |
| No Objection | | |

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| 3/21/1563/LBC | 5 West Street | Demolition of lean-to canopy and erection of single storey rear extension |
| No Objection | | |

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| 3/21/2036/HH | 15 West Street | Part removal of wall and removal of a 3 metre section of boundary wall to allow vehicle access and the erection of gates |
| Objection: Committee continue to object change of character of a sensitive historic site. They had concerns regarding the impact it will have on the surrounding area.  It was felt that this application will result in the loss of the openness at the rear of this row of properties and the loss of amenity to the surrounding houses in the conservation area.  It was also noted that the proposed new opening in a well-established wall in the conservation area would adversely impact the privacy and seclusion afforded to the row of houses adjoining this property.  The Committee added that it is understood this wall originally surrounded an orchard first mentioned in historic records in 1662 and felt that it should be kept intact to preserve its historical significance in relation to the site. | | |

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| 3/21/2032/HH | 1 Wilton Way | Removal of side lean-to structure. Erection of single storey side extension. |
| No Objection | | |

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| 3/21/1769/FUL | 2 St Leonards Road | Subdivision of dwelling to create two dwellings, together with the formation of a new vehicular access and parking (Revision of application 3/21/0424/FUL) |
| Committee noted that this application had already been granted. | | |

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| 3/21/2067/HH | 57 Port Vale | Proposed front porch, single storey side and rear extensions and first floor side extension. |
| Objection: Committee objected to the addition of a porch which would be out of sequence with the other cottages in this row which is a feature of this side of the road in the Conservation Area. | | |

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| 3/21/2069/HH | 110 Bengeo Street | Removal of rear projection. Construction of two storey and single storey rear extension, single storey side extension, new first floor side windows, changes to fenestration and existing roof |
| No Objection: Committee were keen to retain the character of the structure of this ancient property (a former farmhouse). | | |

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| 3/21/1626/HH | 3 Kings Road | Single storey rear extension and insertion of bifold doors to rear |
| No Objection | | |

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| 3/20/1760/LBC | 15 West Street | Partial removal of garden partition/boundary wall and removal of a 3 metre section of boundary wall to allow vehicle access from 'The Gates' – Part retrospective |
| Objection: Committee continue to object change of character of a sensitive historic site. They had concerns regarding the impact it will have on the surrounding area.  It was felt that this application will result in the loss of the openness at the rear of this row of properties and the loss of amenity to the surrounding houses in the conservation area.  It was also noted that the proposed new opening in a well-established wall in the conservation area would adversely impact the privacy and seclusion afforded to the row of houses adjoining this property.  The Committee added that it is understood this wall originally surrounded an orchard first mentioned in historic records in 1662 and felt that it should be kept intact to preserve its historical significance in relation to the site. | | |

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| 3/21/2085/HH | 4 Stanley Road | Removal of conservatory. Construction of single storey rear extension, new first floor rear window, alterations to fenestration, new external front steps and rear terrace |
| No Objection | | |

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| 3/21/2092/FUL | Land At 17 Highfield Road | Construction of 1 detached house with garage and parking, including new vehicle access. |
| Objection: The Committee continued to object to this proposal and felt the proposed amendments do not address the issues raised by the planning inspector. The land is in a very prominent location on the approach from Morgans Road and the development would stand proud from the existing line of housing. It was felt that the proposal for a new modern house would break up the relationship between the grandeur and scale of No. 5 Morgans Road and No. 20 Highfield Road therefore altering the feel and character of this location in the conservation area. There were additional concerns regarding the puncturing of the existing wall and the loss of greenery. | | |

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| 3/21/2094/HH | 69 West Street | Single storey rear infill extension |
| No Objection | | |

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| 3/21/2014/FUL | Land Adjacent To 8 St Johns Street | Demolition of garage and construction of 1 two-storey, two bedroom dwelling. |
| Committee were concerned about blocking light to properties at Wilmott Court. | | |

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| 3/21/2082/HH | 24 Carde Close | Removal of chimney, garage and shed. Construction of Two storey and single storey side extension, Two side dormers and front porch canopy roof. Replacement first floor front and rear windows. Alterations to ground floor fenestration. |
| Objection: Committee still felt that this would be over development of the site and with the development being out of scale with the surrounding properties. | | |

Cllr Tarrega left the room

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| 3/21/2117/HH | 2 Danesbury Park | Proposed detached outbuilding |
| No Objection | | |

Cllr Tarrega returned to the room

**27 September 2021**

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| 3/21/2153/HH | 12 Rib Vale | Demolition of rear single storey rear extension and detached garage. Construction of a single storey rear extension and a part single storey and part two storey side extension. |
| No Objection | | |

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| 3/21/2169/HH | 43 Cowper Crescent | Two storey and part single storey rear extension. Garage conversion, replace garage door with brick infill and a front window. New ground floor side window. Extension to rear roof dormer. |
| Committee regret the loss of chimney and its replacement with a flue. They had concerns over this sizeable extension resulting in the unbalancing of this semi-detached property. | | |

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| 3/21/1553/HH | 5 Rockleigh Hertford | Demolition of conservatory and erection of single storey side extension (orangery). |
| No Objection | | |

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| 3/21/2193/HH | 38 Ashley Road | Demolition of conservatory; erection of two storey rear extension; front porch extension and installation of two additional windows to first floor side elevation. |
| No Objection | | |

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| 3/21/2199/LBC | 31 Fore Street | Replace an area of roof covering and timbers due to water damage. Existing pan-tiles will be replaced with clay tile to match main roof. |
| No Objection | | |

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| 3/21/2212/HH | 23 Martins Drive | Single storey side extension and new first floor front window. |
| No Objection | | |

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| 3/21/2200/HH | 8 Danesbury Park | First floor side extension over existing garage with Juliet balcony to first floor rear elevation; single storey side extension; and alterations to fenestration to rear. |
| No Objection | | |

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| 3/21/2098/HH | 145 Ware Road | Single storey rear extension with roof lantern, insertion of 2 windows to flank elevation and replacement of door for  window to rear. |
| No Objection | | |

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| 3/21/2236/HH | 17 Westfield Road | Erection of single storey front extension. |
| No Objection | | |

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| 3/21/2240/HH | 6 Hagsdell Road | Rear extension to detached garage, first floor accommodation formed in roof space with first floor windows and side roof lights. |
| The Committee requested that a condition be placed on the dwelling that this detached first floor accommodation cannot be sold as a separate dwelling. | | |

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| 3/21/2173/VAR | 17-21 Fore Street | Change of use of first and second floors from Use Class E (Restaurant) to C3 (Residential) and creation of 4 two bedroom flats with new entrance to side. Variation of condition 2 (Approved plans) of planning permission: 3/20/1773/FUL - Amended and additional windows on rear elevation. |
| No Objection | | |

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| 3/21/1968/LBC | Jenningsbury House London Road | Internal alterations to remove existing larder structure, install new flooring, replace existing down-stand beams with steel beams, install new walls and doors to create new larder. |
| No Comment | | |

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| 3/21/2248/HH | 2 Hollydell | Replace existing roof from hip to gable and raise ridge height by 900mm. Two rear dormers, one front dormer and 3 roof lights. Two new first floor windows to north east side gable, one new first floor window to south east gable. New glazed link. New bifold doors and alterations to fenestration. |
| Objection: Committee objected to this application as felt the raising of the roofline, between two established buildings would change the character of this more open area of Hollydell. It was also felt that the proposed wood cladding would be out of keeping with the red bricked and rendered properties within the Conservation Area. | | |

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| 3/21/2163/HH | Scafell 8 St Leonards Road | Installation of french windows to south elevation of bedroom one. |
| No Objection | | |

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| 3/21/2250/HH | 4A Manor Close | Single storey front extension. |
| No Objection | | |

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| 3/21/2362/PNHH | 9 Spinney Street | Single storey rear extension: Depth 4.50 metres, Maximum height 3.15 metres, Eaves height 2.55 metres. |
| Objection: Committee felt that the flat roof represents poor design as the neighbouring property has a pitched roof on its rear extension. | | |

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| 3/21/2255/HH | 44 Bengeo Street | Two storey rear extension, single storey rear and side extension, 2 first floor side window openings and 1 ground floor side door opening. |
| No Objection | | |

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| 3/21/1916/FUL | Courtyard Arts Centre Port Vale | Single storey rear extension and single storey partially glazed infill extension. Alterations to fenestration |
| No Objection | | |

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| 3/21/1917/LBC | Courtyard Arts Centre Port Vale | Single storey rear extension and single storey partially glazed infill extension. Alterations to fenestration |
| No Objection | | |

Cllr Hunt made Committee aware that he resides in the vicinity of the next application

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| 3/21/2238/FUL | First Floor Flat 161 Ware Road | Conversion of roof space to create additional living accommodation with 2 rear and 1 side rooflight windows. |
| No Objection | | |

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| 3/21/2300/FUL | Esso Hertford Service Station 133-135 Hertingfordbury Road | Proposed 24 hour operation of fuel forecourt and shop with all sales through night pay window, excluding air/water facilities and deliveries. |
| No Objection | | |

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| 3/21/2301/ADV | The Corn Exchange 39 Fore Street | 2 externally illuminated banners, 2 non-illuminated wall mounted plaques and 4 internally illuminated poster boxes. |
| Committee noted the sympathetic approach to provide advertising on this prominent building in the Town Centre. It was noted that the internal illuminated poster boxes do not project light forward but only illuminate the poster. They felt that one illuminated poster box on each side of the building’s frontage would be sufficient and have less visual impact on this historic building. They hoped that there would be a plan for the maintenance and replacement of the banners after 2+ years to ensure that as they become weathered they do not have a negative impact on the building. | | |

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| 3/21/2304/LBC | The Corn Exchange 39 Fore Street | Installation of signage comprising: 2 externally illuminated banners, 2 non illuminated plaques and 4 internally illuminated poster holders. |
| Committee noted the sympathetic approach to provide advertising on this important building in the Town Centre. It was noted that the internal illuminated poster boxes do not project light forward but only illuminate the poster. They felt that one illuminated poster box on each side of the building’s frontage would be sufficient and have less visual impact on this historic building. They hoped that there would be a plan for the maintenance and replacement of the banners after 2+ years to ensure that as they become weathered they do not have a negative impact on the building. | | |

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| 3/21/2256/FUL | Richard Hale School Hale Road | Replace and upgrade existing vehicular entrance and exit and pedestrian gates to the school, installing new, automatic, gates and fencing in-keeping with the local area, ANPR cameras to be monitoring entrance gates to the main site. Ornate railings being fixed to the top of the low level wall on the pavement of Hale Road at the existing front entrance of the site. 1.8m high 868 weldmesh fencing to be installed on the inside face (school site side) of the existing hedgeline which boundaries Hale Road and Pegs Lane. Low level palisade fencing on the grass bank and road either side of the subway stairway inside the site as per drawings, the palisade fenceline will then run all the way up the left hand side of the driveway towards the main school building. Switch of entrance to Pegs Lane and Exit to Hale Road. Installation of an automated vehicular gate to top car park with ANPR cameras, with a new access controlled pedestrian gate with a new pathway to be installed to allow a through path to the existing walkway on site. With lighting installed on top of fence posts to luminate the path within the school site. 868 weldmesh fencing to run along the boundary of the site, around the whole of the playing fields to the south of the site. |
| No Objection | | |

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| 3/21/2267/HH | 66 Rib Vale | Single storey rear extension |
| No Objection | | |

4th October

1. **PLANNING APPLICATIONS**

The Committee considered current planning applications and commented as follows:

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| 3/21/2296/LBC | 3 Parliament Square | Refurbishment of second floor with the demolition of a lightweight stud wall and addition of an acoustic treatment to the existing wall. New doorway to the rear of the existing barber shop. Refurbishment of stairwell |
| Committee expressed concern regarding gaining a better understanding for the acoustic materials being proposed for this listed building. | | |

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| 3/21/2340/HH | 35 Liberty Close | Single storey front extension, 2 storey side extension and erection of garage. Creation of external steps to front and rear. Insertion of roof light at front and creation of dormer window to rear and alterations to fenestration. |
| Objection: Committee objected to the scale of this extension which appears to be out of keeping with existing properties in this row. It was also felt that the extension and removal of the trees may have a substantial adverse impact on the privacy of the bungalows situated below the property. | | |

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| 3/21/2313/HH | 30 St Leonards Road | Replacement of conservatory roof with insertion of two roof lights. Erection of a single storey side extension. |
| Objection: Committee objected to the side extension.  **Bengeo Neighbourhood Plan Policy**  Policy HBN2: Important Views  The view to St Leonards Church from St Leonards Garden is identified as Priority View 6. It was felt that alteration to the front of this pair of historic early cottages that are opposite St Leonards church would affect the views and outlook of this area. The impact of this proposal on this important view should be assessed in the application documents.  Policy HBC3: Non-designated Buildings and Structures  The Committee felt that this building is an important non-designated heritage asset. It was felt the proposal for the side extension would harm this pair of historic cottages through unbalancing the front and side elevations.  Committee had no issue with the replacement of the conservatory roof at the rear of this property. | | |

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| 3/21/2338/HH | 49 The Wick | Single storey side extension. Alterations to fenestration. |
| No Comment | | |

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| 3/21/2341/HH | 28 Fordwich Hill | Two storey side and rear extension and first floor rear extension. Alterations to rear door |
| No Objection | | |

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| 3/21/2302/HH | 304A Ware Road | Retention of raised concrete hardstanding to provide 1no. car parking space |
| No Objection | | |

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| 3/21/2358/HH | 2 Russell Street | Provision of new patio doors to rear elevation, insertion of roof lights to side and new window to flank wall. |
| This application was not available to view, so Committee were unable to comment. It was noted that HTC would wish to have the opportunity to review the application and submit comments as needed. | | |

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| 3/21/2369/HH | 20 Church Road | Demolition of existing garage and store, erection of residential annexe |
| Committee objected to the erection of new residential properties in the rear gardens of this Conservation Area. They were concerned that this dwelling would have its own access from Westfield Rd and could become a separate dwelling. It was felt there would be a loss of amenity to surrounding properties due to the development of this building and a loss of character in the Conservation Area. | | |

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| 3/21/2401/HH | 88 Hertingfordbury Road | Single storey rear and side extension |
| No Objection | | |

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| 3/21/2396/HH | 304A Ware Road | Part single, part two storey front extension. |
| Objection: Committee continue to feel that the front extension would be out of keeping with the surrounding properties. | | |

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| 3/21/2251/FUL | 7 St Marys Lane | Erection of a new single storey detached dwelling |
| Objection: Committee objected in principle to the loss of openness of the Greenbelt and further development in this historic Conservation Area which was the first to be created in East Herts. It was also felt that this development is of a poor design and not in keeping with existing properties. | | |

18 October

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| 3/21/2443/LBC | 102-104 Fore Street | Internal works to the ground and first floors of the building including: replacement LED lighting, flooring, carpets and ceiling tiles; redecoration and refurbishment of internal walls; removal of marketing and desks and installation of self-service terminal and signage on the ground floor. |
| No Objection | | |

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| 3/21/2409/HH | 19 Woodlands Road | Single storey rear extension with insertion of rooflight to side. Hip to gable roof with dormer window to rear and rooflight to front and creation of external steps. |
| No Objection | | |

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| 3/21/2477/HH | 51 Port Vale | Proposed porch to front elevation. |
| Objection – committee felt this was an inappropriate addition to this frontage of a pair of largely unaltered Victorian terraces in the Conservation area and would fail to enhance the street scene. | | |

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| 3/21/2070/HH | 141 Ware Road | Single storey rear extension. |
| No Objection | | |

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| 3/21/2457/HH | 3A Balfour Street | Addition of two rooflights to existing flat roof. |
| No Objection | | |

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| 3/21/2424/HH | 31 Oak Grove | Single storey rear and front extensions and alterations to ground floor fenestration. |
| No Objection | | |

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| 3/21/2394/HH | 58 Valeside | Proposed vehicle access and hardstanding. |
| No Objection. | | |

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| 3/21/2397/FUL | 41-43 Fore Street | Change of use of the first and second floors of the building from Class E (commercial, business and service) to Class C3 (residential use). Creation of three 1-bedroom flats and one 2-bedroom flat. |
| Objection: Committee object to this development for 3 reasons: sound insulation, lack of parking provision and the small scale of dwellings. They would wish to know what noise insulation is proposed with a music venue located next door. There was concern over four parking spaces shared between commercial premises and the proposed 4 dwellings and that very small units are being proposed. | | |

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| 3/21/2472/HH | 10 Jasmine Drive | Garage conversion and widening of drive. Alterations to fenestration. |
| Objection: Committee object to the loss of a front garden and green space resulting in a negative impact on the environment and street scene. | | |

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| 3/21/1837/HH | 72 North Road | Part demolition of existing dwelling and garage; ground floor rear and side extensions with garage, two storey front extension, creation of new first floor and new pitched roof. |
| Objection: Committee continue to object to this application due to overdevelopment of the site and loss of a bungalow within the housing stock. It was also felt this would have an overbearing effect on neighbouring properties. | | |

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| 3/21/2503/HH | 236 Ware Road | Erection of a single storey and first floor rear extension incorporating roof lantern and erection of porch to front. |
| Committee had no comments but note that this application should be looked at in conjunction with application 3/21/2526/CLPO. | | |

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| 3/21/2517/HH | 14 Roebuck Close | Single storey rear extension |
| Whilst Committee had no objection to the scale of this single story extension the proposed flat roof alongside an existing pitched garage roof appears to be of poor design. | | |

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| 3/21/2521/FUL | 8 Parliament Square | Addition of a second floor to create a two bedroom flat with a roof terrace, with internal alterations to ground floor shop unit and first floor flat. |
| This revised application appears to be more in keeping with the existing building and so is acceptable to the committee. | | |

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| 3/21/2343/HH | 34 Wilton Crescent | Retention of wooden shed in the back garden. |
| Objection: Committee object to the proposals for a garden shed 4m high with a pitch roof and the impact this will have on adjacent residential properties 30, 36 and 78. | | |

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| 3/21/2487/FUL | 45 Woodlands Road | Subdivision of dwelling and erection of part two storey and two storey and part single storey rear extension, to create one 3 bedroom dwelling and one 1 bedroom dwelling. Alterations to fenestration and openings. |
| Objection: Committee continue to object to this new larger scale application, the over development of the plot, the loss of green space and the lack of provision for additional parking in this area which already experiences parking congestion. | | |

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| 3/21/2567/HH | 110 Bengeo Street | Demolition of existing rear extensions. Construction of two storey and single storey rear extensions, single storey side extension, new first floor side windows, changes to fenestration and existing roof with removal of rear chimney stack. |
| No Objection: Committee were keen to retain the character of the structure of this ancient property (a former farmhouse). | | |

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| 3/21/2507/HH | 122 Ware Road | Demolition of rear extension. Erection of a single storey rear extension with roof lantern. Two storey rear extension incorporating Juliet balconies and rooflight to side. Alterations to fenestration, to include relocation of front door, insertion of rooflight to front, insertion window to flank elevation and the erection of canopy to front. |
| No Objection | | |

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| 3/21/2565/HH | 13 Valley Close | Demolition of side extension. Erection of a two storey side and rear extension, single storey rear extension incorporating roof lantern. |
| No Objection | | |

1 November

The Committee considered current planning applications and commented as follows:

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| 3/21/2573/FUL | Cole Green Barn Cole Green Way | Change of use of Agricultural Building to C3 Residential Dwelling to create 1, four bedroomed dwelling with insertion of windows, doors and rooflights, associated access, car parking and amenity space. |
| Objection: Committee continue to object to this application for the conversion of an agricultural building to residential use. The revised application fails to address concerns expressed previously by the Town Council:   * Whilst an agricultural building located in the green belt and Conservation area on the edge of Cole Green Way may be justified, conversion to a residential dwelling is unsuitable in this location. * The access road is unsuitable for residential use and the building also overlooks Station House. * The Committee would wish for the original controversial application to erect the barn to be considered to examine if it was a condition that it would be for agricultural use only due to the loss of the openness of the Green Belt. Committee would wish to see this building taken down if it is no longer required for agricultural use. | | |

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| 3/21/2593/HH | 50 Brickendon Lane | Demolition of single storey rear extension. Part single- part double storey rear extension incorporating Juliet balcony. |
| No Objection | | |

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| 3/21/2599/HH | 68 Chandlers Way | Garage conversion to form study and den, including removal of window and replacement door to rear elevation, removal of garage door to front elevation and removal of door to side elevation. |
| Committee proposed that a condition is added for the garage conversion not to be sold as a separate dwelling. | | |

Cllr Lynch joined the meeting.

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| 3/21/2611/HH | 21 North Road Avenue | Alterations to the existing conservatory roof, walls and fenestration |
| No Objection | | |

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| 3/21/2358/HH | 2 Russell Street | Provision of new patio doors to rear elevation, insertion of roof lights to side and new window to flank wall. |
| No Objection | | |

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| 3/21/2613/HH | 95 Cromwell Road | Removal of rear terrace, store and w/c structures. Construction of Single storey rear extension, new rear terrace with timber screen, railings and external steps. New first floor front window, new side rooflight window, enlarged first floor rear window, new ground floor side door and windows. |
| No Objection | | |

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| 3/21/2495/FUL | Land Rear Of 82 Ware Road | Erection of a new detached 4 bedroom bungalow with basement and partial demolition of existing garage/side extension to allow access. |
| Objection: Committee continue to strongly object to this application. It was felt that this would be overdevelopment of the area with the loss of mature trees and greenery impacting the character of this Conservation Area. They also felt:   * This application is not in keeping with the area and does not conform with the grain of the Caxton Road or Ware Road housing developments. * The development of rear gardens in Ware Road goes against the principle of preserving the character of the unbroken open space between Caxton Road and Ware Road in the conservation area. * Properties in Fallow Rise will overlook this property without any screening. * This application does not relate to any of the surrounding properties and impacts negatively on the Conservation Area. * Concern over the loss of a garage and the impact on availability of off-street parking. * It was felt that the past development of number 92 was pre-war where traffic levels in Ware Road were lower than now. This should not be used as a precedent for this application. Furthermore, the narrowness of the proposed new access alleyway has a detrimental impact on the original house and its amenity in the conservation area.   Committee also asked for clarification regarding the status of the removal of the mature trees in the Conservation Area and its impact on Caxton Hill and Fallow Rise. | | |

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| 3/21/2641/HH | 12 Rib Vale | Demolition of rear extension and detached garage. New rear and side single storey extension, two storey side extension. New front porch and bike store. |
| Objection: Committee objected to this application due to the impact on the openness of the Green Belt. The also regret the loss of a garage. | | |

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| 3/21/2578/LBC | Goldings Chapel Goldens Way | Replacement of windows. |
| No Objection | | |

Cllr Bolton declared an interest and withdrew from the discussion.

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| 3/21/2657/HH | 14 Warren Terrace | First floor rear extension, alterations to fenestration, replace rear flat roof with pitched roof, removal of existing boiler flue. |
| Committee expressed concern and repeated previous comments noting that this is a narrow mid-terraced property and that this extension may impact the properties on either side. | | |

Cllr Bolton returned to the discussion.

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| 3/21/1655/FUL | 214 And 216 Ware Road | Creation of double driveway and crossover. |
| Committee commented that it is important that care is taken not to disturb the level pavement and to ensure a continued flat surface for pedestrians, particularly for those of limited mobility. | | |

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| 3/21/2686/HH | 11 Hagsdell Road | Erection of outbuilding |
| Committee had concerns over the proximity of the location of the outbuilding right on the edge of the boundary with 1 Valley Close. | | |

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| 3/21/2671/HH | 2 Oak Grove | First floor front extension; single storey front extension; partial garage conversion; pitched roof to replace flat roof to rear; widening of driveway and erection of new boundary fence |
| Committee expressed concern over the impact of erecting a 2m fence with the loss of vegetation on the boundary of this corner plot which takes its character from the adjoining Green Belt.  They had no objection to the alterations to this dwelling. | | |

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| 3/21/2704/HH | 35 Parker Avenue | Single storey front extension |
| No Objection | | |

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| 3/21/2568/HH | 6 Molewood Road | Demolition of side and rear extensions. Erection of two storey side extension, single storey rear extension incorporating two roof lights and insertion of roof lights to front and rear. |
| No Objection | | |

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| 3/21/2733/HH | St Josephs Villa  St Marys Lane Hertingfordbury | Single storey side extension |
| Objection: Committee objected to the application. It was felt that this addition would reduce the openness of the Green Belt in an area on the edge of Hertingfordbury Park and is inappropriate development in the Green Belt. | | |

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| 3/21/2765/HH | Sandy Nook Welwyn Road | Two storey side extension and single storey rear extension creating a first floor rear balcony above with glass balustrade. Alter 1 first floor rear window into door opening. |
| No Objection | | |

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| 3/21/2595/FUL | Highways Land Adjacent to Mcdonalds Restaurants Ltd Stanstead Road | Alterations to the access into the site, with associated works to the highway to re-align the access road / roundabout entry from Stanstead Road to Rush Green Roundabout, creation of a new McDonalds restaurant entry lane, new gyratory direction arrows and give way markings. Removal of kerbs and new speed cushion to be installed. Re-alignment of existing footpath. |
| Committee are pleased to see McDonald's recognising highway safety issues both for vehicles and pedestrians. They had no objection to this proposal however do not feel that this is sufficient or goes far enough to alleviate the problems associated with the presence of a drive through restaurant on this busy roundabout. | | |

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| 3/21/2758/FUL | 4 Mill Bridge | Change of use of first and second floors from offices to two, one bedroom apartments. First floor rear extension, alterations to fenestration, terraces to rear and glazed balustrade at second floor rear. |
| No Objection | | |

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| 3/21/2751/HH | 16 Revels Road | First Floor side extension |
| Committee felt that this revised application still does not address earlier concerns particularly to the proximity of number 40 Parker Avenue. It was also felt there would still be a significant impact on the street scene due to its prominent elevated position. | | |

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| 3/21/0760/HH | Old Forge House 255 - 257 Hertingfordbury Road | Removal of conservatory. Construction of single storey rear extension. New first floor rear window openings, new ground floor rear door openings, replace ground floor front bay window with sash window. Replace vehicle access gates with new sliding gates, alterations to brick front boundary wall. |
| No Comment | | |

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| 3/21/0761/LBC | Old Forge House 255 - 257 Hertingfordbury Road | Removal of conservatory. Construction of single storey rear extension. New first floor rear window openings, new ground floor rear door openings, replace ground floor front bay window with sash window. Alterations to brick front boundary wall. Internal alterations to include infill existing openings, removal of internal walls, creation of new internal openings and reconfiguration of stairs and steps. |
| No Comment | | |

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| 3/21/2732/HH | 53 Calton Avenue | Single storey side extension and front porch replacement. |
| No Objection | | |

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| 3/21/2711/HH | Omega 20 Great Molewood | Erection of outbuilding and retaining wall. Repositioning of external steps. |
| Committee requested that a condition be put on the building for it not to be sold as a separate dwelling. | | |

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| 3/21/2666/HH | Spring House St Marys Lane Hertingfordbury | Erection of single and two storey extensions incorporating balcony but retaining the existing roof and ridge Level. External alterations including engineering works to lower land level. Alterations to front parking, to provide vehicular turning and garage. |
| Committee were keen to ensure that plans provide an adequate turning area to ensure that vehicles exit in forward gear. | | |

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| 3/21/2777/HH | 17 Bengeo Street | Two storey rear extension and loft conversion with 7 roof lights. Alterations to existing dwelling including insertion and repositioning of doors and windows to side and rear. |
| No Objection | | |

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| 3/21/2782/HH | 28 Glebe Road | Single storey extension to rear, side and front incorporating 5 roof lights. Removal of chimney. |
| Committee regret the loss of another chimney in this area where they have been a prominent feature. | | |

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| 3/21/2796/HH | Greys 3 Warren Park Road | Single/two storey extension to garage to convert to self-contained annex, incorporating a single garage space. |
| Objection: Committee objected to this application which would impact the street scene and change the character of the Conservation Area. Furthermore it was felt that the expansion of the garage and addition of a second floor were over development in the front garden of this existing property. | | |

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| 3/21/2684/FUL | Rectory Field New Road | Erection of outdoor cricket practice nets with gates. |
| No Objection | | |

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| 3/21/2830/HH | Wildwych 48A Queens Road | Demolition of conservatory. Single storey rear extension with external alterations and alteration to retaining wall. |
| No Objection | | |

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| 3/21/2825/HH | 38 Castle Street | Single storey rear extension with flat roof and glazed roof lantern. |
| No Objection | | |

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| 3/21/2826/LBC | 38 Castle Street | Single storey rear extension with flat roof and glazed roof lantern. |
| No Objection | | |

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| 3/21/2860/HH | 28 Woodlands Road | Loft Extension. |
| Objection: Committee object to this application which would unbalance this pair of older style semi-detached properties. It was felt that the large dormer at the rear is of a poor design and out of character with the street. | | |

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| 3/21/2853/HH | 57 St Leonards Road | Single storey front and side extension with new front entrance way with replacement window to first floor rear (retrospective). |
| No Comment | | |

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| 3/21/2821/FUL | 7 Cowbridge | Change of use from Class A1 (retail use) to create one four bedroom dwelling; alterations to openings and fenestration; new roof light to second floor; creation of new side entrance way; car-parking space to side and installation of railings and plinth walls to front and side. |
| No Objection: Committee welcomed the sympathetic refurbishment of this historic building however had some concerns regarding the suggested off street parking area where vehicles overhang the pedestrian access in Dimsdale Street. | | |

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| 3/21/2822/LBC | 7 Cowbridge | Creation of one four bedroom dwelling with alterations to openings and fenestration; new roof light to second floor; new side entrance way; and installation of railings and plinth walls to front and side. Internal alterations to basement level; new openings and spiral staircase to ground floor; installation of w.c. on ground floor, internal walls, doors, and bathrooms to first and second floors. |
| No Objection: Committee welcomed the sympathetic refurbishment of this historic building however had some concerns regarding the suggested off street parking area where vehicles overhang the pedestrian access in Dimsdale Street. | | |

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| 3/21/2689/LBC | 246 Hertingfordbury Road | Insertion of window to east elevation. |
| No Objection | | |

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| 3/21/2296/LBC | 1-3 Parliament Square | Refurbishment of second floor with the demolition of a lightweight stud wall and addition of an acoustic treatment to the existing wall. removal of plaster board ceiling. New doorway to the rear of the existing barber shop, replace modern window in dividing wall between barber shop and stairwell. Refurbishment of stairwell. |
| No Objection | | |

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| 3/21/2875/HH | 100 Duncombe Road | Removal of detached garden store. Construction of single storey rear and side extension, new ground floor side window opening. Move private access way and gate at rear connecting to 98 Duncombe Road |
| No Comment | | |

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| 3/21/2848/FUL | Land Adjacent To 79 Woodlands Road | Construction of 1 residential dwelling attached to 79 Woodlands Road with new driveway and front access path |
| Objection: Committee objected to the overdevelopment of this site which sets a precedent in this area of high density dwellings. The inadequate parking provision would lead to additional on street parking in an already congested road. There would be a loss of amenity for residents with the obstruction of the turning space being at the end of a cul-de-sac. The development would affect the character of this area though loss of trees and greenery adjacent to the greenspace. | | |

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| 3/21/2906/HH | 1 The Vineyard St Leonards Road | Demolition of existing garage and proposed car-port with access steps and hard standing for shed. |
| No Objection | | |

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| 3/21/1916/FUL | Courtyard Arts Centre Port Vale | Single storey rear extension and single storey partially glazed infill extension. Alterations to fenestration |
| Committee would like to be reassured that the loss of the dedicated parking spaces can be accommodated by users of the Arts Centre. | | |

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| 3/21/1917/LBC | Courtyard Arts Centre Port Vale Hertford | Single storey rear extension and single storey partially glazed infill extension. Alterations to fenestration |
| Committee would like to be reassured that the loss of the dedicated parking spaces can be accommodated by users of the Arts Centre. | | |

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| 3/21/2874/HH | 27 Byde Street | Removal of front porch and single storey rear projection. Construction of Two storey rear extension and replacement front porch extension. New rooflight inserted into rear elevation. |
| No Objection | | |

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| 3/21/2900/HH | 1 Admiral Street | Single-storey rear extension. Removal/repositioning of retaining wall. Reduction of land level of rear raised garden to flat paved area. |
| Committee would like to see a permeable paved area in the rear garden to prevent water runoff. | | |

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| 3/21/2924/HH | 58 Valeside | Proposed vehicle access and hardstanding retaining walls and steps. |
| No Comment | | |

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| 3/21/2926/HH | 76 North Road | Demolition of single storey rear extension. Part single and part 2 storey side extension, part single and part two storey rear extension with proposed lower ground/basement extension with lower floor terrace. Infill of window on side elevation and additional window to front and side elevation. |
| No Comment | | |

13 december 2021

The Committee considered current planning applications and commented as follows:

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| 3/21/2981/HH | Ridge House 2A Lodge Close | Enlargement of rear roof with new part flat roof, addition of 1 first floor rear facing window and 1 front and 1 side facing rooflights |
| No Comment | | |

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| 3/21/2559/LBC | 228 Hertingfordbury Road | Removal of a glazed/brickwork corridor on West elevation. Construction of single storey rear/side infill extension. 1 new side door opening. Remove 1 ground floor side door opening and 1 ground floor side window opening. Replacement sliding doors on rear elevation. |
| Objection: Committee objected to this application on the grounds that the proposals are totally unsympathetic and out of keeping with the style and aesthetics of the existing building. | | |

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| 3/21/2873/HH | 43 St Leonards Road | Conversion of garage to habitable room and removal of door for window. Removal of bay window at ground floor front elevation. Alterations to fenestration and external alterations |
| No Objection | | |

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| 3/21/2986/HH | 2 Owens View | Raising of garage roof to create first floor with creation of two dormer windows to front and one to rear. Replacement of canopy and alterations to fenestration. |
| No Objection | | |

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| 3/21/2619/HH | 35B Bull Plain | Proposed single storey extension and erection of bi-folding vehicle access gates. |
| No Objection | | |

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| 3/21/3031/HH | 101 The Avenue | Demolition of rear outbuilding. Construction of Two storey front gable extension, single storey front extension, Two storey rear extension and single storey rear/side extension. New front door, new ground floor and first floor front windows, enlarged ground floor side window. |
| No Objection | | |

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| 3/21/2992/FUL | Cole Green Barn Cole Green Way Hertingfordbury | Change of use of agricultural building to two dwelling houses (Use Class C3). Creation of first floor level. New external walls, roof, windows and doors. Provision of amenity space, access and car parking spaces. |
| Objection: Committee continue to object to this inappropriate development in the Green Belt. They oppose the conversion of this modern farm building and it is felt that if this is no longer required for agricultural use then it should be removed.  This new application proposes the siting of parking in an open position in the Green Belt which would impact the openness of the Green Belt. | | |

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| 3/21/2646/VAR | Biggles House 41 Cowbridge | Conversion and change of use of existing ground floor offices into two  bedsits for short term let including alterations to fenestration. Removal of condition 3 (bedsits used in association with Westminster Drug Project only) attached to planning permission: 3/13/0471/FP - To allow the premises  to be used as residential bedsits. |
| No Objection | | |