**Decisions: Hertford Town Council Planning Sub Committee**

**4 January 2022**

The Committee considered current planning applications and commented as follows:

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| 3/21/3066/TEL | Mimram Road | The installation of a new 20 metre monopole tower, associated radio-equipment housing and ancillary development. |
| Objection: Committee objected to the application for the proposed site at this very conspicuous location. Committee questioned whether other sites within industrial areas would be less obtrusive. The Town Council has put effort into preserving this limited area of green space at this location and ensured a reduction in the use of advertising signage. It was felt that the proposed installation would have an adverse visual impact on this green space. There were also concerns that this installation would also be clearly seen from the Conservation Area. | | |

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| 3/21/3082/PNPV | Unit 5 Centrus Business Park Mead Lane | Installation of solar photovoltaic panels to the south and west elevation facing roof pitches. |
| No Objection | | |

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| 3/21/3145/FUL | Unit 5 Centrus Mead Lane | 3 extraction stacks and 2 inlet stacks to protrude from the roof. |
| No Objection | | |

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| 3/21/3085/ARPN | Land To Rear Of Bury Bungalow 282 Hertingfordbury Road | Conversion of agricultural building to one 4 bedroom dwelling with alterations to fenestration and openings. |
| No Comment | | |

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| 3/21/3106/HH | 55 Queens Road | External alterations to include installation of glazing to balcony to rear first floor to replace balustrade, re-cladding and rendering, replacement roof tiles and alterations to fenestration and openings. |
| No Objection | | |

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| 3/21/3006/FUL | Collier House Mead Lane | Erection of access ramp and stairs to create accessible route to widened tow path (1.8 metres) and external alterations to conservatory and window openings |
| 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 heavy goods traffic. They were particularly concerned due to the location of a haulage firm next door. This revised application does not address the lack of safe pedestrian access through the site. The proposed towpath improvements are for a short stretch only with the remaining section unlit, uneven and not a safe pedestrian access route as highlighted by Highways in previous applications.  Furthermore, Committee were concerned over the loss of employment opportunity especially with the new residential developments being constructed nearby. | | |

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| 3/21/3118/FUL | The Forge Land At Terrace Wood St Mary's Lane | Retention of a timber water shed and three-sided structure ancillary to the farrier use of the site. |
| Committee felt that this business serves a rural community and that this outweighs the impact on the green belt. | | |

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| 3/21/3153/HH | Orchard House Hillside Terrace | Single storey rear extension incorporating a flat roof light. Insertion of roof light to ground floor front elevation. Replacing ground floor full length window on side elevation with half glazed side door. New rear steps and high balustrade to existing terrace. |
| No Objection | | |

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| 3/21/2739/PNHH | 9 Spinney Street Hertford | Single storey rear extension: Depth 4.50 metres, Maximum height 2.95 metres, Eaves height 2.95 metres. |
| Committee repeated their previous objection that they felt the flat roof represents poor design as the neighbouring property has a pitched roof on its rear extension. They were concerned that permission had been granted by default due to the planning department not responding within the necessary timescale. | | |

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| 3/21/3146/HH | 74 Mangrove Road | Single storey rear extension, loft conversion with rear facing dormer window and rooflights to rear, side and front elevations, 2 rear facing 1st floor windows enlarged |
| No Objection | | |

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| 3/21/3152/HH | 39 Windsor Drive | Rear extension connecting the dwelling to the existing outbuilding, incorporating a roof light. |
| No Objection | | |

**17 January 2021**

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| 3/21/3185/HH | 1 Wisdom Drive | Single storey rear extension, first floor side extension, new retaining walls for garden and new detached store. |
| Objection: Committee felt this application should be considered with application No 3/21/3186/CLPO as both seek to develop this small rear garden site.  Committee objected to this development on the grounds of overdevelopment of this small plot and were concerned regarding the impact of excavation works on this sloped site and potential undermining of the retaining wall structure at the end of the garden. The scale and amount of building work resulting from the two applications would also result is a significant loss of garden and natural amenity.  They had concerns regarding the resulting loss of light and loss of privacy for the neighbour at number 2 due to the 3m high extension. It was felt that the resulting smaller garden would be a loss of amenity to the applicant. | | |

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| 3/21/1905/HH | 47 Ware Road | Partial demolition of lean-to workshop and boundary wall. Redevelopment/extension of the existing workshop, to provide a two-storey artwork/sculpture studio and workshop, incorporating a covered work area, external stairs and new folding gates. Extension of existing dropped kerb. |
| Objection: 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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| 3/21/3178/HH | 14 Highfield Road | Single storey rear extension and first floor side extension. |
| No Objection | | |

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| 3/21/2796/HH | Greys 3 Warren Park Road | Part two and part single storey extension to garage to convert to self-contained annex, incorporating a single garage space. |
| Objection: Committee continued to object to this garage conversion set in a prominent position. They were not clear what changes had been made since the earlier application. It was felt that the application would have a detrimental impact on the street scene in the Conservation Area. | | |

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| 3/21/3159/FUL | Scott House Hagsdell Road | Conversion from office to residential to create 2 No. dwellings including two storey side extension and associated works, following the demolition of the existing side extension and outbuilding. |
| No Comment | | |

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| 3/21/3203/HH | 33 Cowper Crescent | Removal of rear conservatory. Erection of part single storey, part two storey front and rear extensions and a single storey side extension. |
| No Comment | | |

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| 3/21/3023/HH | 18 Watermill Lane | Demolition of garage to be replaced by a front and side single storey extension, incorporating bi-folding doors. First floor side extension. External alterations include the enlargement of a front window and complete render. |
| No Objection | | |

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| 3/22/0020/HH | 63 Cowper Crescent | Loft conversion with a rear dormer, 2 front velux rooflights and a second floor obscured glazing side window. Replacement pitched roof with rooflights to the existing single storey rear extension, changes to fenestration, new twin-wall insulated chimney system. |
| No Objection | | |

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| 3/21/3125/FUL | 2B Priory Street | Erection of 1, 2 bedroomed dwelling and 1, studio apartment incorporating alterations to basement at 2b Priory Street. |
| Committee would wish to be reassured that the accommodation meets current building regulations and best practice for size of dwellings. They felt that extending the existing building rather than creating new separate dwellings may be more appropriate. | | |

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| 3/21/3126/HH | Trowlock Stanley Road | Proposed two storey side extension, first floor side/front extension with covered entrance below, single storey side extension linking the dwelling to the attached office building. Alterations to external materials, new first floor front Juliet balcony with balustrade, new first floor rear window and alterations to fenestration. |
| No Objection | | |

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| 3/22/0029/HH | 70 Duncombe Road | Single storey rear extension |
| No Objection | | |

It was noted that Paper C, titled as Paper B

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| 3/22/0034/HH | 21 Buckwells Field | Single storey rear extension incorporating a roof lantern |
| No Objection | | |

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| 3/22/0037/HH | 105 The Avenue | Demolition of single storey rear extension. Proposed two storey and single storey rear extensions, garage conversion and replacement pitched roof over front porch. Replacement windows. |
| No Objection | | |

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| 3/22/0028/FUL | 12 Market Street | Removal of 2 external ATM's and signs. Existing ATM's aperture to be infilled with brickwork to match existing. |
| No Objection | | |

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| 3/22/0047/HH | 50 Brickendon Lane | Demolition of single storey rear extension. Part single- part two storey rear extension incorporating Juliet balcony. |
| No Objection | | |

**31 Jan 2022**

Committee considered current planning applications and commented as follows:

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| 3/22/0059/HH | 28 Fordwich Hill | Erection of two storey rear and side extension and first floor rear extension. |
| No Comment | | |

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| 3/22/0005/LBC | 14 St Andrew Street | Regularisation of repairs to rooflight to front elevation. |
| Committee would prefer the installation of a dormer window to mirror the existing one in place or the rooflight painted black. | | |

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| 3/22/0112/VAR | Gates Of Hertford Gascoyne Way | Alterations and change of use of existing building from commercial garage car showroom and workshops to mixed use development of Use Class E (g)(1) Office use and 3 Use Class C3 (dwelling houses), and erection of a terrace of seven, 3 bedroom houses to the rear, with associated car parking and access. Variation of conditions 1-29 inclusive, for planning approval 3/20/1931. The wording of the current conditions does not allow the conversion and new-build parts of the approved scheme to be commenced independently from one another thereby restraining the sequence of works. |
| No Objection: Committee had no objection but expressed concerns regarding the traffic flow into the site. | | |

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| 3/22/0115/HH | 77 Port Vale | Single Storey Rear Extension |
| No Objection | | |

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| 3/22/0111/VAR | 41-43 St Andrew Street | Conversion of St Nicholas Hall and the School Room and the first floor of the Verger's House to provide one self-contained dwelling and one first floor residential flat. Removal of lean-to extension, porch, external covered area corrugated sheet roofing and steel support. Enlargement of 4 dormers, enlargement of window openings, new external doors, infill existing external door, 5 new rooflight openings, new first floor window. Removal of internal steps and infill internal door. Insert new internal walls and create new bedrooms and bathrooms. Creation of new loft space. Variation of condition 2 (approved plans) of listed building consent: 3/20/1653/LBC - To alter the internal layouts to remove an en-suite and dressing room from the first floor and provide a draught lobby/ protected means of escape route at ground floor level of St Nicholas Hall and to revise the welfare accommodation for the shop unit |
| No Objection | | |

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| 3/22/0116/HH | 90 Cowper Crescent | Removal of conservatory, garage and shed structures at the side. Construction of part two storey and part single storey rear and side extensions incorporating a first floor rear juliet balcony, front porch single storey extension, replace flat roof at front with a pitched roof, new ground floor side window and replacement ground floor front window. |
| No Objection | | |

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| 3/22/0075/HH | 291 Ware Road | Part single storey and part two storey side extension. Removal of attached rear outbuildings. New rear raised balcony with glass balustrade and timber screen. New ground floor rear doors and window. |
| No Objection | | |

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| 3/22/0127/HH | 1 Ives Road | Single storey side extension. Two storey rear extension incorporating a first floor juliette balcony. New rooflights. Alterations to fenestration. Extension to the raised decking. |
| Committee felt that the alteration to the fenestration at the rear (North West elevation) should be reviewed to bring up to the same high standard as the front. | | |

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| 3/22/0139/HH | 2 Oak Grove | Single storey front extension, partial garage conversion, new pitched roof with rooflight windows to replace flat roof to rear and new pitched roof with rooflight windows to replace flat roof to front. |
| No Objection | | |

Cllr Tarrega declared his interest and left the meeting room.

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| 3/22/0128/HH | 2 Danesbury Park | Proposed detached outbuilding |
| Committee felt that the proposed outbuilding does not fit with the surrounding style of dwelling. It was felt that the proposals also fail to contribute to the quality of the conservation area. | | |

Cllr Tarrega returned to the meeting room.

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| 3/22/0110/VAR | 41-43 St Andrew Street | Change of use of St Nicholas Hall and the School Room and the first floor of the Verger's House from A1 (retail) to C3 (residential) use to provide one self-contained dwelling and one first floor residential flat, with associated parking and landscaping. Removal of lean-to extension, porch, external covered area corrugated sheet roofing and steel support. Enlargement of 4 dormers, enlargement of window openings, new external doors, infill existing external door, 5 new rooflight openings, new first floor window. Variation of condition 2 (approved plans) of planning permission: 3/20/1652/FUL - To alter the internal layouts to remove an en-suite and dressing room from the first floor and provide a draught lobby/ protected means of escape route at ground floor level of St Nicholas Hall and to revise the welfare accommodation for the shop unit. |
| No Objection | | |

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| 3/22/0120/HH | 6 Lodge Close | Two storey side extension, infill extension to garage and alterations to parking to front |
| Committee had concern over the alterations to parking at the front and the urbanisation of the front garden, specifically in a street which is characterised by small cultivated gardens. | | |

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| 3/22/0143/FUL | Harforde Court John Tate Road | Reconfiguration of air conditioning units and installation of external air conditioning units. Installation of roller shutter door in opening to western elevation of Unit 6 |
| No Comment | | |

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| 3/22/0161/FUL | Jenningsbury Farm London Road | Change of use of existing building from short-term holiday accommodation (Use Class C3) (up to 3 months occupancy within a 12 month period) to long-term residential lets of up to 6 months occupancy within a 12 month period. |
| No Objection | | |

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| 3/21/3061/FUL | Martin House 7 Fountain Drive | Proposed extension of existing industrial unit to increase production space and associated staff facilities. Removal of football pitch and replacement external storage facility and 14 parking spaces. |
| Committee asked if the removal of a football pitch complies with planning policy. | | |

14 Feb 22

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| 3/22/0190/HH | 190 Bentley Road | Erection of 2m high fence. |
| Objection: Committee objected to this application as they felt it would lead to the loss of openness and have a significant impact on the street scene at this end of Bentley Road which is characterised by open front gardens. It was noted that there are low level walls fronting some adjacent properties along Welwyn Road which would be more appropriate. They felt that if granted this proposal would set a precedent that will lead to a change in the character and appearance of this area. | | |

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| 3/22/0191/LBC | County Suite County Hall Pegs Lane | Installation of 460 photo-voltaic panels |
| No Objection: Committee would also welcome initiatives to install photovoltaic cells on flat roofs in educational settings which would have the added benefit of positively influencing future generations. | | |

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| 3/22/0157/LBC | Salisbury Arms Hotel 24-26 Fore Street | Installation of air conditioning with condenser units housed within acoustic enclosure on service tower. Secondary glazing. External courtyard seating area within existing service area to include new timber fixed seating booths, new open timber pergola structure, new fence and gate to create a dedicated bin store. Repaint external building and window frames. Replace the obscured glazing with clear glazing on West elevation. Double doors and 2 sash window openings into ground floor rear elevation. Removal of double gates on East elevation. Internal alterations including removal of partition walls and doors, install new partition walls, block up existing openings, relocation of bar servery, reconfigure WC's, subdivision of function room to provide 2 guest bedrooms, and all associated works. |
| No Objection | | |

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| 3/22/0156/FUL | Salisbury Arms Hotel 24-26 Fore Street | \*Same as 3/22/0157/LBC |
| No Objection | | |

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| 3/22/0210/PNHH | Bury Bungalow 282 Hertingfordbury Road Hertford | 2 single storey rear extensions: Depth 8.0 metres, Maximum height 2.98 metres, Eaves height 2.69 metres. |
| No Objection | | |

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| 3/22/0189/HH | 1 Fordwich Close | Proposed basement and single storey side and rear extensions to provide habitable floorspace for live in carers. New canopy to front elevation, new attached glass roof to create carport area and new external steps leading to basement. |
| Committee were concerned that this proposal regularises the high gates and fencing around the property that have recently been installed which reduces the openness in the close. The effect of this adversely impacts the street scene in Fordwich Close resulting in a loss of amenity for the neighbours. | | |

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| 3/22/0233/HH | 36 Wellington Street | Single storey rear extension |
| No Objection | | |

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| 3/22/0234/HH | 19 Woodlands Road | Single storey rear extension. Loft conversion, hip to gable roof extension, 1 front and 2 rear rooflight windows. Alterations to rooflight windows on side projection. |
| No Objection | | |

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| 3/22/0227/HH | 26 Parker Avenue | Single storey front and side extension incorporating two flat roof lights. External bi-fold doors added to rear elevation. |
| No Objection | | |

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| 3/22/0248/HH | 6 Farquhar Street | Raising of roof to facilitate the creation of a first floor extension; removal of side bay window and chimney stacks; erection of front porch canopy and two ground floor side infill extensions. Alterations to fenestration and openings, replacement windows and re-rendering of exterior walls. |
| Objection: Committee objected to this application as they felt that the proposals would result in the loss of character of this property which dates back to a 1920s initiative by local MP Pemberton Billings. The original housing scheme was characterised by novel and individual properties for that time. It was felt that this should be maintained in the Conservation Area. | | |

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| 3/21/3110/HH / 3/21/3111/LBC | 3 The Vineyard St Leonards Road | Retention of outbuilding to rear for use as a sauna |
| No Objection | | |

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| 3/22/0260/PNHH | Rutlands St Marys Lane Hertingfordbury | Single storey rear extension: Depth - 5.86 metres, maximum height - 3.00 metres, eaves height - 3.00 metres |
| No Objection | | |

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| 3/22/0003/LBC | The Corn Exchange 39 Fore Street | Retention of repairs to the roof and restoring the historical and Architectural character. |
| No Objection | | |

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| 3/22/0286/HH | 50 The Wick | First floor side extension. Alterations to front elevation including additional porch structure and roof alterations. |
| No Objection | | |

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| 3/22/0267/HH | Spring House St Marys Lane Hertingfordbury | External alterations to include engineering works to lower land level, increase the size of the basement and creation of external steps. Alterations to front parking, to provide vehicular turning. |
| No Objection | | |

28 Feb 22

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| 3/22/0309/HH | 1 Wisdom Drive | Single storey rear extension incorporating roof lantern. Creation of retaining walls and external steps. |
| Objection: Committee continue to object to this application. Committee felt they would need further information on the proposed retaining wall and the impact that this may have on the structural integrity of existing retaining structures. It was felt that this application would result in overdevelopment of the site, particularly given the gradients involved, the effect of excavation of the patio area and the overpowering nature of the buttress wall. They were also concerned that this application would set a precedence changing the character of the area. | | |

Cllr Tarrega returned to the meeting

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| 3/22/0282/FUL | 15C St Andrew Street | Conversion of dwelling to create one, three bedroomed dwelling and one two bedroomed dwelling. Erection of a single storey rear extension incorporating 4 rooflights. Single story side extension incorporating 1 roof light, insertion of windows to east elevation and roof and replacement of window for doorway on the west elevation. |
| Objection: Committee was concerned over the scale of the proposed extension and the inappropriate fenestration being out of keeping for this barn conversion with its current traditional style windows. They also expressed concern over the lack of parking provision. | | |

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| 3/22/0273/ARPN | Land R/O Bury Bungalow 282 Hertingfordbury Road | Conversion of agricultural building to one 4 bedroom dwelling with alterations to fenestration and openings. |
| Objection: Committee objected to this application as being inappropriate development in the Green Belt. This proposal suggests raising of the roofline. Committee consider this inappropriate development and would lead to a reduction in the openness of the Green Belt. | | |

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| 3/22/0291/HH | 5 The Elms | Single storey side extension |
| No Objection | | |

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| 3/22/0299/HH | Meadow View High Molewood | Erection of garage with room over. |
| Objection: Committee objected to this application feeling that the scale and height would lead to a significant loss of openness and would be inappropriate development in the Green Belt. Concern was also expressed regarding the driveway material and whether it would be a porous finish to prevent rainwater runoff. | | |

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| 3/21/2956/FUL | 13 Castle Street And 25 Parliament Square | Change of use from retail and office use to create one retail unit and 1 one bedroom apartment on the ground floor and two 2 bedroom apartments on the first and second floors. Single storey rear extension, raising of roof and alterations to fenestration to the rear with replacement window in existing dormer window and one new dormer window. Alterations to fenestration and openings to the side. |
| Committee regrets the loss of the two small retail units into one but commend the visual appearance of the front of the building. Committee had concerns that the three dwellings will have no parking provision. | | |

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| 3/21/2957/LBC | 13 Castle Street And 25 Parliament Square | Single storey rear extension, raising of roof and alterations to fenestration to the rear with replacement window in existing dormer window and one new dormer window. Demolition of rear outbuildings. Removal of internal walls and new internal walls erected to allow for the creation of one retail unit and one 1 bedroom dwelling on the ground floor, with the installation of a w.c. to the retail unit and kitchen and bathroom to the residential accommodation. Internal walls added to create shower rooms and installation of kitchens to create two 2 bedroom first and second floor apartments. |
| Committee regrets the loss of the two small retail units into one but commend the visual appearance of the front of the building. Committee had concerns that the three dwellings will have no parking provision. | | |

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| 3/22/0316/HH | 2 Foxholes Avenue | Single storey rear extension, front porch extension and loft conversion incorporating three roof lights. |
| No Objection | | |

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| 3/22/0340/HH | 209 Ware Road | Single storey rear extension. Raised rear patio and external steps. New side door and first floor side window. |
| No Objection | | |

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| 3/22/0310/HH | The Stables London Road | Conversion and alterations to garage/store/office to create residential annexe to include raising of roof, insertion of rooflights, doors and windows. |
| Committee objected to this residential conversion in the Green Belt and the closing in of an open barn resulting in the loss of openness and inappropriate development in the Green Belt. | | |

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| 3/22/0375/HH | 28 Trinity Grove | Part single, part two storey rear extension and first floor front extension. Increase of ridge height, removal of chimney and insertion of roof lights to front and rear roof slopes |
| Committee regret the loss of a chimney in the Conservation Area. | | |

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| 3/22/0357/HH | 12 Mandeville Road | Removal of conservatory and rear shed. Construction of Two storey and single storey rear extensions. New first floor and ground floor side window openings. |
| 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 | | |

**14 March 2022**

The Committee considered current planning applications and commented as follows:

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| 3/22/0251/HH | 23 Foxholes Avenue | Erection of a single storey, part two storey rear extension and a two storey, part first floor side extension |
| No Objection | | |

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| 3/22/0416/HH | The Vineyard St Leonards Road | Demolition of garage and proposed double car parking bays with access steps and hard standing for shed |
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| 3/22/0351/HH | Prince Of Wales House 244 Hertingfordbury Road | Reduction of floor level to basement, installation of new staircase, excavating of external hatchway and creation of lightwell |
| No Objection | | |

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| 3/22/0356/HH | 1 Harrison Lane Balls Park | Part single storey front extension, part first floor side extension incorporating a dormer window. Insertion of dormer to side elevation and external alterations. |
| No Objection | | |

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| 3/22/0422/HH | 32 Fordwich Hill | Conversion of garage to habitable room with creation of bay windows and dormer to front. Erection of a single and two storey rear extension incorporating balcony and alterations to fenestration. |
| Committee note that similar extensions have ensured the retention of the existing chimney. Committee would wish to see this also retained on this application. Committee was reassured by the retention of the archway to the porch on the front elevation and the use of white window frames, which is in keeping with other properties in the area. They were also pleased to see the mirroring of a bay window to match the existing. | | |

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| 3/22/0448/HH | 39 Wentworth Road | Demolition of garage and side hallway and erection of single storey side extension. |
| Committee continue to regret the loss other garage as on street parking is restricted in this area. | | |

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| 3/22/0438/HH | 141 North Road | Demolition of outbuilding and erection of detached garage. |
| Committee note there is a second application for a single storey rear extension (application 3/22/0437/HH). Committee ask that this application is considered with that application for its impact in the Green Belt. | | |

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| 3/22/0370/FUL | 30 and 30A Tamworth Road | Amalgamation of two residential flats to create a single dwellinghouse |
| Committee welcome this application which potentially could enhance this property in the Conservation Area. Committee would be interested to know if there was any intention to remove the first-floor access stairway as this would further enhance the Conservation Area. | | |

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| 3/22/0343/FUL | Devonshire Court 10-11 Fountain Drive | Sub-division of existing warehouse to form two units. |
| No Objection | | |

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| 3/21/2573/FUL | Cole Green Barn Cole Green Way Hertingfordbury | 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 additional information fails to address concerns expressed previously by the Town Council. Committee agreed that concerns remain the same as per previous applications and agreed to delegate the final wording to the Civic Administration Manager in consultation with the Chair of the Committee. Previous concerns expressed have therefore have been resubmitted:   * 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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| 3/22/0400/HH | 4 Brewhouse Lane | Change of current formation of x2 windows and x1 door to a 5 door bi-fold. |
| Committee were concerned that the original dwelling included sympathetic and quality design and that this proposal for bi-fold doors does not enhance the building. | | |

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| 3/22/0496/HH | 26 Thieves Lane | Two storey rear and side extension, single storey rear extension, single storey side extension. Front porch and bay window canopy with infill under bay window, alteration to first floor front window and 1 new first floor side window. |
| Committee felt that this application should be considered with 3/22/0497/CLPO to the total effect of the extent of the work proposed. It was felt that the additions to front of the property sets a precedent breaking up the consistent look of attractive properties on Thieves Lane. | | |

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| 3/22/0468/HH | 17 Talbot Street | Single storey rear extension. |
| Objection: Committee object to the proposed fenestration which is out of keeping with existing properties in the Conservation Area. | | |

**14 March 2022**

The Committee considered current planning applications and commented as follows:

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| 3/22/0251/HH | 23 Foxholes Avenue | Erection of a single storey, part two storey rear extension and a two storey, part first floor side extension |
| No Objection | | |

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| 3/22/0416/HH | The Vineyard St Leonards Road | Demolition of garage and proposed double car parking bays with access steps and hard standing for shed |
| No Comment | | |

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| 3/22/0356/HH | 1 Harrison Lane Balls Park | Part single storey front extension, part first floor side extension incorporating a dormer window. Insertion of dormer to side elevation and external alterations. |
| No Objection | | |

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| 3/22/0422/HH | 32 Fordwich Hill | Conversion of garage to habitable room with creation of bay windows and dormer to front. Erection of a single and two storey rear extension incorporating balcony and alterations to fenestration. |
| Committee note that similar extensions have ensured no loss of an existing chimney. Committee would wish to see this also retained on this application. Committee was reassured by the retention of the archway to the porch on the front elevation and the use of white window frames, which is in keeping with other properties in the area. They were also pleased to see the mirroring of a bay window to match the existing. | | |

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| 3/22/0448/HH | 39 Wentworth Road | Demolition of garage and side hallway and erection of single storey side extension. |
| Committee continue to regret the loss of a garage as on street parking is restricted in this area. | | |
| 3/22/0351/HH | Prince Of Wales House 244 Hertingfordbury Road | Reduction of floor level to basement, installation of new staircase, excavating of external hatchway and creation of lightwell |
| No Objection | | |

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| 3/22/0438/HH | 141 North Road | Demolition of outbuilding and erection of detached garage. |
| Committee note there is a second application for a single storey rear extension (application 3/22/0437/HH). Committee ask that this application is considered alongside that application when considering the overall impact on the Green Belt. | | |

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| 3/22/0343/FUL | Devonshire Court 10-11 Fountain Drive | Sub-division of existing warehouse to form two units. |
| No Objection | | |

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| 3/21/2573/FUL | Cole Green Barn Cole Green Way Hertingfordbury | 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 additional information fails to address concerns expressed previously by the Town Council. Committee agreed that concerns remain the same as with previous applications and agreed to delegate the final wording to the Civic Administration Manager in consultation with the Chair of the Committee. Previous concerns expressed have therefore have been resubmitted:   * 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 examined to see 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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| 3/22/0370/FUL | 30 and 30A Tamworth Road | Amalgamation of two residential flats to create a single dwellinghouse |
| Committee welcome this application which potentially could enhance this property in the Conservation Area. Committee would be interested to know if there was any intention to remove the first-floor access stairway as this would further enhance the side and rear elevations. | | |

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| 3/22/0400/HH | 4 Brewhouse Lane | Change of current formation of x2 windows and x1 door to a 5 door bi-fold. |
| Committee were concerned that the original dwelling included a sympathetic and quality design and this proposal for bi-fold doors does nothing to enhance the building. | | |

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| 3/22/0496/HH | 26 Thieves Lane | Two storey rear and side extension, single storey rear extension, single storey side extension. Front porch and bay window canopy with infill under bay window, alteration to first floor front window and 1 new first floor side window. |
| Committee felt that this application should be considered with 3/22/0497/CLPO to consider the total extent of the work proposed. It was felt that the additions to front of the property sets a precedent breaking up the consistent look of these properties on Thieves Lane. | | |

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| 3/22/0468/HH | 17 Talbot Street | Single storey rear extension. |
| Objection: Committee object to the proposed fenestration which is out of keeping with existing properties in the Conservation Area. | | |

**28 March 22**

The Committee considered current planning applications and commented as follows:

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| 3/22/0324/HH | 140 Cowper Crescent | Construction of a pitched roof over existing single storey front element. |
| No Objection | | |

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| 3/22/0519/HH | 15 The Elms | Single storey front extension |
| No Comment | | |

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| 3/22/0521/HH | 21 Chandlers Way | Single storey rear extension |
| No Objection | | |

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| 3/21/2884/HH | 15 Railway Place | Erection of part two-storey and part single storey rear extension. |
| Committee were concerned that this extension appears to be 1/3 of the floorplan of the property and felt it would be overdevelopment. It was also felt that these proposals would impact the neighbouring properties through the loss of light and amenity and the loss of greenspace to the area. It was felt that this represents poor design and fails to take into consideration the characteristics of the building in the conservation area. | | |

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| 3/22/0552/HH | 15 Millmead Way | Demolition of conservatory. Erection of single storey rear extension incorporating 2 rooflights. |
| No Objection | | |

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| 3/22/0554/HH | 3 Mangrove Drive | Single storey side extension |
| Committee note that this proposed extension is very close to the boundary and may restrict rear access to the property. | | |

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| 3/22/0545/HH | 14 Edmunds Road | Removal of conservatory. Construction of single storey rear extension. 1 new rear door opening. |
| No Objection | | |

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| 3/22/0589/SV | Hertford Mill Site Tamworth Road | Application to modify S106 agreement attached to planning 3/20/0897/FUL (Demolition of all buildings and erection of 49 dwellings) to remove the requirement to provide the Affordable Rented Dwelling within the Development. |
| Committee are concerned over the proposed loss of a 3 bed affordable rented dwelling within the Kingsmead Ward which suffers from lack of affordable properties.  The title of this application makes no reference to the proposal to replace this property elsewhere at (HERT4) Former Bengeo Nursery development. Committee would wish to be reassured that the net effect would not be a reduction in affordable rented housing within both developments. | | |

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| 3/22/0590/SV | (HERT4) Former Bengeo Nursery Sacombe Road | Application to modify S106 agreement attached to planning 3/19/1826/FUL (Demolition of garden nursery and the erection of 52 dwellings including access, parking, amenity, public open space) to remove the requirement to provide the Affordable Rented Dwelling within the Development. |
| Objection: Committee objected to the statement within the title of this application and strongly object to any proposals to remove affordable rented dwellings on this development. They noted however that within this application it refers to an additional 3-bed affordable rented dwelling on this development to replace a property on the Hertford Mill Site (3/22/0589/SV). Committee would wish to be reassured that the net effect would not be a reduction in affordable rented housing within both developments and if this were to be the case then Committee would Object to this application. | | |

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| 3/22/0586/PNHH | 13 Palmer Road | Single storey rear extension: Depth 5.32 metres, Maximum height 3.50 metres, Eaves height 2.80 metres. |
| Committee noted that this appears to be a large extension but noted it is on a large plot. | | |

**11th April**

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| 3/22/0604/VAR | Spring House St Marys Lane Hertingfordbury | Erection of a replacement dwelling. Variation of condition 2 (approved  plans) of planning permission: 3/20/1769/FUL - Proposed new design of the  dwelling. |
| No Objection | | |

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| 3/22/0614/HH | 68 Mangrove Road | Removal of double hipped roof and replacement with double gable ended  roof with raised ridge height, 1 rear dormer and 4 front roof lights windows  to incorporate habitable loft floor accommodation. |
| No Objection | | |

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| 3/22/0550/HH | 11 New Road | Alterations to rear dormer. |
| Objection: Committee noted that this is the second retrospective application for this dormer window that has not previously been approved. Committee object to this obtrusive addition to the roofline which is out of keeping and alters the character of this row of properties in the Conservation area. | | |

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| 3/22/0627/LBC | Molewood House | New internal opening between breakfast room and lounge |
| No Comment | | |

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| 3/22/0653/HH | 3 Currie Street | Single storey rear extension |
| No Objection | | |

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| 3/22/0676/HH | 14 Highfield Road | Proposed loft conversion, roof extension and side dormer extension. New second floor rear window. |
| Objection: Committee objected to this poor quality and unbalanced addition which is not in keeping with the general character of this building within the Conservation area. Committee expressed concern that the proposal for the property extension protrudes above the existing roofline. | | |

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| 3/22/0672/HH | 7 Fordwich Hill | Single storey rear extension. Single storey front/side infill extension. Garage conversion. Lantern rooflight to existing flat roofed rear extension. Enlarged side door. Enlarged first floor rear window. Alteration to front porch. Patio extension including raising height of fence to 1.8 metres for the length of the extended patio. |
| The Committee welcomed the reinstatement of the front door archway which is a recognised trademark of the Norris houses within this road. | | |