

Town & Country Planning (Listed Buildings & Buildings in Conservation Areas) Regulations 1990 (as amended) Regulation 5A Development in a Conservation Area

5/2021/2557 Construction of a one storey upwards extension to part of the upper floor and four storey rear extension, upgraded plant, alterations including new front entrance and roof terrace, and revised parking layout at **Aecom House 63-77 Victoria Street St Albans**

5/2021/2734 Variation of Condition 10 (hours of opening) extension of opening hours from 09.00pm or 1:30am on Friday, Saturday and public holidays of planning permission 5/2005/1002 dated 01/07/2005 for Change of use from Class A1 (retail) to Class A4 (wine bar) at **2 Beaconsfield Road St Albans**

5/2021/2862 Additional storey extensions with habitable roofspace to each block to provide 14 new flats. Provision of cycle store and new bin store, and extensions to existing bin stores at **Ashtree Court Granville Road St Albans**

5/2021/2869 Single storey rear and side extension following demolition of existing conservatory, insertion of rooflights following removal of existing dormer window, alterations to openings, detached single storey outbuilding, new gate to driveway at **Hatching Green Lodge Hatching Green Close Harpenden**

5/2021/2885 New garden wall, alterations to existing wall and footpath at **Jessamine Cottage St Michaels Street St Albans**

5/2021/2888 Single storey rear and first floor rear extensions and alterations to openings at **21 Boundary Road St Albans**

5/2021/2895 Change of use from Class C2 (care home) to Class C3 (residential) and demolition of single and two storey extensions and outbuildings to create a retirement housing scheme of nine dwellings comprising of three flats in existing building, two new build flats and four new mews houses, alterations to access and associated parking and landscaping at **Redclyffe 21 Salisbury Avenue Harpenden**

5/2021/2910 Refurbishment, making good and alterations to the north east barn at **The Manor House Mackerye End Harpenden**

5/2021/2921 Proposed replacement dwelling at **45 Park Avenue North Harpenden**

5/2021/2923 Change of use of 62 Spencer Street from retail unit to create one flat, alterations to openings and new access (as per previous approval 5/2021/0854 dated 18/05/2021), alteration to flat layouts on ground and first floors, single storey rear extension to create new entrance lobby, alterations to roof to create parapet wall, alterations to openings, associated works (as per previous approval 5/2021/0888 dated 27/05/2021), alterations and raising of roof to create additional storey with one, two bedroom flat, reconfiguration of existing flat layouts, single storey extension to create new shared lobby, alterations to openings and associated works (as per previous approval dated 5/2021/1064 dated 30/06/2021). Replacement of existing windows with double glazing to match existing profiles and design, change of use of ground floor retail space to residential stores and replacement of existing boundary wall adjacent to lobby at **62 Spencer Street & 42-42C Verulam Road St Albans**

5/2021/2941 Single storey side and rear extension with rooflight and loft conversion into habitable accommodation with rear dormer window and rooflight at **43 Cornwall Road St Albans**

Town & Country Planning (Listed Buildings & Buildings in Conservation Areas) Regulations 1990 (as amended) 2010 Regulation 5 Development affecting Listed Buildings

5/2021/2890 Listed Building consent - New garden wall, alterations to existing wall and footpath at **Jessamine Cottage St Michaels Street St Albans**

5/2021/2894 Partial Discharge of Conditions 3 (porch glazing details), 4 (fireplaces), 5 (doors) and 8 (external lighting) of 5/2021/138 dated 28/05/2021 for Listed Building consent - Refurbishment of house including removal of render, repair and redecorate to off white, clean and repair existing roof, replacement of front door and external lighting, repair and redecorate fenestration and doors, replacement rainwater goods, removal of two internal walls and repair and level existing paving and associated works at **The Manor House Mackerye End Harpenden**

5/2021/2915 Listed Building consent - Refurbishment, making good and alterations to the north east barn at **The Manor House Mackerye End Harpenden**

Town & Country Planning Act 1990 (as amended) Town & Country Planning (Development Management Procedure) Order 2010 (as amended) Article 13 (2) Departure from the Development Plan

5/2021/2922 Construction of a demonstrator dwelling for building technology research, testing and education/training purposes at **Building Research Establishment Bucknalls Lane Garston**

Town & Country Planning Act 1990 (as amended) Town & Country Planning (Development Management Procedure) Order 2010 (as amended) Article 13 (4) Development of Major Significance

5/2021/2862 Additional storey extensions with habitable roofspace to each block to provide 14 new flats. Provision of cycle store and new bin store, and extensions to existing bin stores at **Ashtree Court Granville Road St Albans**
To view plans and application forms and submit your comments see our website at: <<https://www.stalbans.gov.uk/>>

Comments may be made in writing to the Head of Planning and Building Control, quoting the reference number, **not later than 20/11/2021 (23 days after publication date)**. Please note your correspondence will be available for inspection by the public and a redacted version (without signature, email or telephone number) will be published on the website. Any comments that you make about this proposal will be copied to the Planning Inspectorate in the event of an appeal and will also be published on their website. In the event of an appeal on a householder application (or a minor commercial or advertisement application, which is to be dealt with by written representations), any comments you have made will also be sent to the Planning Inspectorate but there will be no further opportunity to comment at appeal stage.

The Council gives warning pursuant to its powers under Section 225 of the Town and Country Planning Act 1990, that it will remove or obliterate any sign/advertisement illegally displayed within the administrative boundaries of St Albans City & District Council.

The deadline date for your District Councillor to call the application in to Committee is published on the weekly list on which the application appears. Please see <<https://www.stalbans.gov.uk/applications-decisions-and-appeals>>

28th October 2021

Amanda Foley
Chief Executive

PUBLIC INQUIRY at St Albans District Council – Council Chamber with the facility to participate virtually

Opening on 7th December at 10:00am

REASON FOR INQUIRY Appeal by Castleok Care Developments Ltd

Relating to the application 5/2020/3022 to St Albans City & District Council for Demolition of all existing buildings, structures and handstanding and redevelopment of the site to provide a new retirement community comprising 80 assisted living apartments with community facilities and 44 bungalows together with associated access, brideway extension, landscaping, amenity space, car parking and associated and ancillary works at **Burston Nurseries Ltd, North Orbital Road, ST ALBANS**

An Inspector appointed by the Secretary of State will hold an Inquiry opening on the date shown above to decide the appeal.

The inquiry is being live streamed and can be viewed at <https://stalbans.public-i.tv/core/portal/home>

Members of the public may attend the Inquiry and, at the Inspector's discretion, express their views.

If you wish to participate in the Inquiry virtually please contact the Local Planning Authority (email: pins.appeals@stalbans.gov.uk or telephone: Susan Lovell 01727 819254 between 9am and 1pm Mon to Fri) for details of how to do so.

If you, or anyone you know has a disability and is concerned about facilities at the inquiry venue, you should contact the Council to confirm that suitable provisions are in place.

Documents relating to the appeal can be viewed at the Council offices by prior arrangement or on the Council website <https://planningapplications.stalbans.gov.uk/planning> (enter ref: 5/2020/3022).

Where applicable, you can use the internet to see information and to check the progress of cases through GOV.UK. The address of the search page is <https://www.gov.uk/appeal-planning-inspectorate>

Contact point at the Planning Inspectorate: Kerr Brown, Room 3J, Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. Tel: 0303 444 5243. E-mail: KERR.BROWN@planninginspectorate.gov.uk

Planning Inspectorate Reference:
APP/B1930/W/21/3279463