

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

- 5/2021/1458** Alterations to first floor to accompany the implementation of 5/2021/0693 (Prior Approval - change of use) and construction of second floor extension to create one additional two bedroom flat at **First Floor Offices 9-10 Harding Parade Station Road Harpenden**
- 5/2021/1482** Replacement entrance gates to St Michael's Primary School, installation of new pedestrian gate to front boundary wall of 6 St Michael's Street, closing off of existing access to 6 St Michael's Street from the school playground and landscaping works at **Bottom School Site St Michaels Primary School & 6 St Michaels Street St Albans**
- 5/2021/1558** Single storey rear extension to create bedsit at 45 Hatfield Road St Albans
- 5/2021/1638** Further excavation and rear basement extensions, new front lightwells with pavement lights over, internal alterations at **17 & 19 College Place St Albans**
- 5/2021/1760** Single storey rear extension at **67 West Common Harpenden**
- 5/2021/1819** Variation of Condition 3 (matching materials) for planning permission 5/2020/1394 dated 22/12/2020 for Single storey side and rear extension, pitched roof over existing garage, alteration to opening and insertion of two rooflights to side elevation (resubmission following approval of 5/2019/2548) at **Meota The Bourne Salisbury Avenue Harpenden**
- 5/2021/1848** Single storey side extension with rooflight at **14 Wordsworth Road Harpenden**
- 5/2021/1849** Single storey side extension with rooflights and alterations to roof of existing rear extension at **37 Carlisle Avenue St Albans**
- 5/2021/1851** Construction of two front dormer windows, replacement of the rear roof covering and external repair works at **Dane Farm Bower Heath Harpenden**
- 5/2021/1860** Construction of outbuilding for gym/study to rear of garden following removal of existing sheds at **4 West Common Way Harpenden**
- 5/2021/1868** Single storey rear extension, loft conversion with front and rear roof lights and partial demolition of chimney stack at **15 Park Hill Harpenden**
- 5/2021/1869** Demolition of rear bay window and installation of bi-fold door, garage conversion into habitable accommodation and alterations to openings at **34 Goldsmith Way St Albans**
- 5/2021/1882** Conversion of three apartments into single dwelling with alteration to openings at **4a Ramsbury Road St Albans**
- 5/2021/1887** Demolition of existing single storey rear extension and construction of a single storey rear extension, single storey front extension to garage and insertion of electric gates to the existing front boundary wall at **Riverside House Waterend Lane Redbourn**
- 5/2021/1890** Demolition of existing detached garage and shed and replacement with detached outbuilding at **49 Park Street Lane Park Street St Albans**
- 5/2021/1899** Retention of wood oven extractor kitchen flue installed to the rear of the shop and roof and installation of flue covering (resubmission following refusal of 5/2020/3176) at **54 High Street & 1 Church View Church Street Wheathampstead**
- 5/2021/1900** Construction of outbuilding in rear garden following demolition of existing summerhouse at **96 Clarence Road St Albans**
- 5/2021/1907** Replacement windows and doors, replacement of pebble dash render to rear elevation with smooth lime render, internal alterations at **43 Upper Heath Road St Albans**

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

- 5/2021/1865** Listed Building consent - Construction of two front dormer windows, replacement of the rear roof covering and external repair works at **Dane Farm Bower Heath Harpenden**
- 5/2021/1938** Listed Building consent - Retention of wood oven extractor kitchen flue installed to the rear of the shop and roof and installation of flue covering (resubmission following refusal of 5/2021/0249) at **54 High Street & 1 Church View Church Street Wheathampstead**

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

- 5/2021/1682** Construction of new detached bungalow and new dwelling following demolition of existing bungalow and outbuildings, new access road, new boundaries to no 6A, associated landscaping works and parking (resubmission following refusal of 5/2021/0582 dated 18/05/2021) at **6 Highfield Road Sandridge**
- 5/2021/1824** Demolition of existing building and construction of two semi-detached three bedroom dwellings with associated parking (resubmission following refusal of 5/2020/0640) at **Nicholls Farm Livery Yard Lybury Lane Redbourn**
- 5/2021/1890** Demolition of existing detached garage and shed and replacement with detached outbuilding at **49 Park Street Lane Park Street St Albans**

Town & Country Planning Act 1990 (as amended) Town & Country Planning (Development Management Procedure) Order 2010 (as amended) Article 13 (2) Development Affecting a Right of Way

- 5/2021/1824** Demolition of existing building and construction of two semi-detached three bedroom dwellings with associated parking (resubmission following refusal of 5/2020/0640) at **Nicholls Farm Livery Yard Lybury Lane Redbourn**
- 5/2021/1887** Demolition of existing single storey rear extension and construction of a single storey rear extension, single storey front extension to garage and insertion of electric gates to the existing front boundary wall at **Riverside House Waterend Lane Redbourn**
- 5/2021/1909** Increase in size of changing block extension to sports hall previously approved under reference 5/2019/0438 at **Samuel Ryder Academy Drakes Drive St Albans**

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

- 5/2021/0611** Submission of Reserved Matters (details of appearance, landscaping, layout and scale) for 45 dwellings and associated infrastructure following outline planning permission 5/2019/1799 dated 12/05/2020 for Outline (access sought) - Demolition of existing buildings and development of the site for residential, with associated access, parking and open space at **Former London Colney Recreation Centre Alexander Road London Colney**
- 5/2021/1761** Variation of Condition 2 (approved plans) for external air source heat pump and relocation of rooflights and condition 12 (highways access) of planning permission of 5/2019/2365 dated 12/02/2020 for Ten new dwellings comprising eight, three bedroom semi-detached houses and two, two bedroom detached bungalows following demolition of 35a and 35b Porters Hill. Single storey rear extension and new opening to 46 Noke Shot following demolition of existing single storey projection. Widening of existing access road, associated parking, landscaping and access at **Noke Shot Garages East, 35a and 35b Porters Hill, 46 Noke Shot & land rear of 38-40 Noke Shot Harpenden**
- 5/2021/1923** Notice of an application to satisfy planning obligation: Schedule 1 clause 7 (management company) of S106 agreement dated 11/03/2016 relating to 5/2014/3250 for Outline planning application for the redevelopment of the site to provide up to 129 new building dwellings and garaging (Class C3) with access via Smug Oak Lane following demolition of existing buildings. Refurbishment and extension (including new roof structure of the Old Lodge to provide a single dwelling and refurbishment and extension of Hansted House to provide 8 dwellings and garaging (Class C3) with access via Smug Oak Lane (total number of dwellings 138) at **Hanstead Park Smug Oak Lane Bricket Wood**
- 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 31/07/2021 (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>>**
- 8th July 2021
- Amanda Foley**
Chief Executive

TOWN AND COUNTRY PLANNING ACT 1990

APPEAL BY: **Mr Ned Connors**

SITE AT: Land rear of Hoofprints, Lye Lane, St Albans, Hertfordshire, AL2 3TW

I write further to my letter dated 10th March 2021 regarding the above appeal, which concerns two Enforcement Notices at the above site as follows:-

- 1) Ref - 5/21/0682: Change of use of agricultural field to land used for the stationing of a mobile home.**
- 2) Ref - 5/21/0683: Laying of tarmac.**

An Inspector has been appointed by the Secretary of State for the Department for Communities and Local Government under paragraph 1(i) of Schedule 6 to the Town and Country Planning Act 1990 to determine this appeal and a Hearing will now take place.

The Inspector appointed to determine this appeal is H. Orr MSc, MRTPI.

The Hearing will open at 10am on Wednesday 18th August 2021 and is scheduled to sit for one day, variable at the Inspector's discretion. The Hearing will be held as a virtual event run by an Inspector in the normal way, but with the parties invited to join via Microsoft Teams or telephone.

Anyone wishing to attend the Hearing must make that interest known to the Planning Inspectorate Case Officer as soon as possible prior to the Hearing, either by email or telephone after reading the Hearing Attendance Information set out below. When contacting the Case Officer, it would be helpful if you could confirm whether you want to take an active part in the discussions or anticipate attending just as an observer (see below).

The name of the Case Officer you need to contact is Nick Manley. He can be reached on **Team1 at planninginspectorate.gov.uk** or telephone **0303 444 5225** quoting reference numbers **APP/B1930/C/21/3269059** and **APP/B1930/C/21/3269064**.

Documents relating to the appeal can be viewed on the Council website at **<https://planningapplications.stalbans.gov.uk/planning>** by searching reference number **5/2021/0682**.

Hearing Attendance Information:

Before deciding whether to take an active part in the Hearing, you need to think carefully about the points you wish to make. All written submissions from application and appeal stage will be taken into account by the Inspector and re-stating the same points won't add any additional weight to them.

If you feel that taking part in the Hearing is right for you in whatever capacity, you can participate in a number of ways:

To take part using video, participants will need to have access to Microsoft Teams (via an app or web browser). This link gives further information on how to use this. **<https://support.office.com/en-us/teams>**. Alternatively you can take part by telephone. NB Calls will be to an 020 number which will incur charges. **<https://www.gov.uk/call-charges>**

If you just wish to observe the event, you should make that clear in your response to the Case Officer.

If you wish to take an active part in the proceedings, please make clear in your response the particular topic areas you are interested in.

If you want to take an active part but feel unable to for any reason, and/or the points you want to make are not covered in the evidence of others, consider whether someone else could raise them on your behalf.

Registered participants in whatever capacity will receive individual joining instructions, providing details of any requirements, guidance and support, whether joining by Teams or telephone.

When made, the decision in this appeal will be published at **<https://acp.planninginspectorate.gov.uk/>**

Yours faithfully,
Mrs Susan Lovell Administrator – Planning Appeals