

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

**Development in a Conservation Area**

5/2023/0082 Insertion of dormer window to existing pitched roof to form storage area at **4a Ridgmont Road St Albans**

5/2023/0280 Installation of solar panels on front and rear roof at **13 Walton Street St Albans**

5/2023/0294 Single storey front extension and single storey rear extension with rooflight and alterations to openings (resubmission following refusal of 5/2022/2217 dated 23/12/23) at **15 Crabtree Lane Harpenden**

5/2023/0298 Vacation of premises and externally- removal of external ATM, signage and CCTV, internally-removal of componentry, equipment and marketing at **1 High Street Harpenden**

5/2023/0304 Alterations to chapel building consisting of replacement roof insulation and plain tile roof covering to match existing, installation of new aluminium ogee eaves guttering, installation of new structural steel tie rod and cast iron pattress plates on two elevations and installation of new structural roof timbers at **St Georges School Sun Lane Harpenden**

5/2023/0313 Loft conversion to habitable accommodation with front and side rooflights and rear dormer window at **36 Worley Road St Albans**

5/2023/0318 Demolition of existing side detached garage and construction of a single storey side and rear extension, front porch and alteration to openings at **7 Fallows Green Harpenden**

5/2023/0319 Conversion of rear customer carpark to a customer garden area, including raised decking with balustrade, timber fence to separate and protect the existing planting, and new floor finishes (retrospective) at **The Peacock PH 13 Hatfield Road St Albans**

5/2023/0320 Construction of two outbuildings to rear of garden at **26 Park Avenue North Harpenden**

5/2023/0328 Garage conversion to habitable accommodation and replacement of garage doors with two windows at **5 Lovett Road London Colney**

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

**Development affecting Listed Buildings**

5/2022/2998 Listed Building consent - Replacement of all external windows on a like for like basis at **97a St Peters Street St Albans**

**Town & Country Planning Act 1990 (as amended) Town & Country Planning (Development Management Procedure) Order 2015 (as amended) Departure from the Development Plan**

5/2023/0292 Demolition of existing stables and storage buildings and construction of 3 x 3 bedroom dwellings with parking and associated landscaping works at **Oakview Stables Houndswood Farm Harper Lane Radlett Shenley**

To view plans and application forms and submit your comments see our website at: <https://www.stalbans.gov.uk/>

You can also visit the Council Offices to view the application and documents at the Civic Centre St Peters Street St Albans Hertfordshire AL1 3JE Monday - Thursday 9.00am - 5.00pm and Friday 9.00am - 4.30pm.

Comments may be made in writing to the Development Management Team, quoting the reference number, not later than **25/03/2023 (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 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>

2ns March 2023

**Amanda Foley**  
Chief Executive

**TOWN AND COUNTRY PLANNING ACT 1990**

**Appeals by:**

**Alban Developments Ltd and Alban Peter Pearson, CALA Homes (Chiltern) Ltd and Redington Capital Ltd, Headland Way Limited**

**Site Addresses: Land North of Chiswell Green Lane, Chiswell Green, St Albans, Hertfordshire, AL2 3AJ and Land South of Chiswell Green Lane, Chiswell Green, St Albans**

I write further to my letter dated 27th Jan / 30th Jan 2023 regarding the above Appeals.

An Inspector has been appointed by the Secretary of State for the Department for Levelling Up, Housing and Communities under paragraph 1(i) of Schedule 6 to the Town and Country Planning Act 1990 to determine these appeals and an Inquiry will now take place. The Inspector appointed to decide the appeals is **M Boniface MSc, MRTPI**. The Inquiry concerns:

**5/2021/3194 – Land North of Chiswell Green Lane**

Outline application (access sought) for demolition of existing buildings, and the building of up to 330 discounted affordable homes for Key Workers, including military personnel, the creation of open space and the construction of new accesses and highway works including new foot and cycle path and works to junctions.

**5/2022/0927 – Land South of Chiswell Green Lane**

Outline application (access sought) - Demolition of existing structures and construction of up to 391 dwellings (Use Class C3), provision of land for a new 2FE primary school, open space provision and associated landscaping. Internal roads, parking, footpaths, cycleways, drainage, utilities and service infrastructure and new access arrangements.

The Inquiry will commence at **10am on Monday 17th April 2023** in the Council Chamber, District Council Offices, Civic Centre, St Peter's Street, St Albans and is scheduled to sit for 8 days, although this may be subject to change as the Inquiry proceeds. If you wish you may attend and, at the discretion of the Inspector, give your views.

**Disability Access:** parking spaces for badge holders are available outside the Council Offices and can be reached via Civic Close, off Bricket Road. There is ramp access to the Council Offices and there are lifts inside the building. A hearing loop is also available in the Council Chamber.

If you should you have any queries concerning the Inquiry please do not hesitate to contact me directly on 01727 819254.

**Yours faithfully**  
**Mrs S I Lovell**  
Administrator – Planning Appeals