

TOWN AND COUNTRY PLANNING ACT 1990

**AFFORDABLE HOUSING STATEMENT OF COMMON
GROUND IN RESPECT OF AFFORDABLE NEEDS
AND DELIVERY ACROSS THE ST ALBANS CITY AND
DISTRICT COUNCIL ADMINISTRATIVE AREA**

SECTION 78 APPEAL

**Land To The Rear Of 42-100 Tollgate Road & 42
Tollgate Road Colney Heath St Albans Hertfordshire**

**On behalf of: Vistry Homes Ltd and St Albans City
and District Council**

August 2023

PINS REF: APP/B1930/W/23/3323099

LPA REF: 5/2022/1988

Appendices

Appendix AH1 FOI Correspondence (12 April 2023 and 11 May 2023)

Appendix AH2 Affordable Housing Future Supply

1.0 Affordable Housing Offer

- 1.1 The appeal proposals seek outline permission for up to 150 dwellings, of which 40% are proposed as affordable homes equivalent to up to 60 affordable homes.
- 1.2 The proposed tenure split will be 25% First Homes (15 units), 8% Shared Ownership (5 units) and 67% Affordable Rented (40 units). This tenure split meets the council's requirement of a ratio of 2:1 affordable rented housing to shared ownership housing.
- 1.3 The proposed affordable housing will be secured by way of a Section 106 planning obligation.

2.0 Affordable Housing Policy

- 2.1 Policy 7A of the Local Plan states that the Council will seek to negotiate an element of affordable housing on sites over 0.4ha and on sites under this size where 15 or more dwellings are proposed. It is agreed this Policy is specific to sites contained within Towns and Specified Settlements as defined in Policy 2, which does not include Colney Heath and accordingly does not apply to the appeal scheme/site.

- 2.2 Paragraph 1.11 of the Affordable Housing Supplementary Planning Guidance ("SPG") (2004) states:

"Policy 7A is entitled 'Affordable housing in towns and specified settlements'. Policy 2 in the District Plan classifies St Albans and Harpenden as towns and Bricket Wood, Chiswell Green, How Wood, London Colney, Park Street/Frogmore, Redbourn and Wheathampstead as specified settlements (i.e. large villages excluded from the Green Belt). This SPG will also apply to open market housing developments that may be permitted in the Green Belt."

- 2.3 Paragraph 7.13 of the Affordable Housing SPG (2004) states:

"The Council will seek, by negotiation, a target level of 35% affordable units on suitable sites above the site size thresholds."

- 2.4 The SPG states at paragraph 7.10 that the Council is applying the threshold of Circular 6/98, that being affordable housing is required on all sites of 1ha or more, or of 25+ dwellings, the Council will seek an on-site affordable housing provision equivalent to

35% of dwellings on the site. However, Circular 6/98 is no longer relevant and SADC therefore applies the threshold that affordable housing is required on sites where 15 or more dwellings are proposed, as set out in Policy 7A, across the entire District.

- 2.5 It should also be noted that paragraph 64 of the National Planning Policy Framework (“NPPF”) (2021) is clear that:

“Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer)” (emphasis added).

- 2.6 Annex 2 of the 2021 NPPF defines major development for housing as “*development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more*”.

- 2.7 The Council is currently preparing a new Local Plan to 2041 and the Regulation 18 consultation runs from 12 July 2023 to 25 September 2023. Draft Policy HOU2 (Affordable Housing) states that 40% affordable housing should be provided in residential development proposals (Class C3) where 10 or more homes are proposed, or on sites of 0.5ha or more. The draft Local Plan is afforded limited weight given its early stage of preparation.

3.0 Affordable Housing Needs

South West Hertfordshire Strategic Housing Market Assessment (2016) – CD10.1

- 3.1 The South West Hertfordshire Strategic Housing Market Assessment (“2016 SHMA”) was published in January 2016 and covers the 23 year period 2013 to 2036.

- 3.2 Table 39, on page 112, identifies the affordable housing need in St Albans to be 617 net dwellings per annum, when using the Liverpool approach, equivalent to a total need of 14,191 net affordable dwellings over the 23 year period.

- 3.3 Table 43, on page 120, sets out estimated level of affordable housing need per annum by tenure type. It identifies a net need for 102 intermediate affordable properties and 515 social/affordable rented properties per annum in St Albans.

South West Hertfordshire Local Housing Need Assessment (2020) – CD10.2

- 3.4 The South West Hertfordshire Local Housing Need Assessment (“2020 LHNA”) was published in September 2020 and covers 16 year period from 2020 to 2036.

- 3.5 Table 37 on page 89 identifies a net need for 443 net affordable/social rented affordable dwellings per annum, when using the Liverpool approach, equivalent to a total need of 7,088 net affordable dwellings over the 16 year period.
- 3.6 Table 42 on page 97 identifies a need for 385 net affordable home ownership dwellings per annum, equivalent to a total need of 6,160 net affordable dwellings over the 16 year period.
- 3.7 In total therefore, there is an objectively assessed need for 828 affordable dwellings per annum in St Albans, equivalent to a total need of 13,248 net affordable dwellings over the 16 year period.

Local Housing Need vs Affordable Housing Need

- 3.8 The council's latest Five Year Housing Land Supply ("5YHLS") Statement (**CD10.3**) for the period 2022 to 2027 sets out that the council's housing supply is being measured against a figure based on the Government's Standard Methodology for assessing Local Housing Need.
- 3.9 Whilst the Standard Method for calculating Local Housing Need applies an affordability adjustment, the PPG is clear that:
- "The affordability adjustment is applied in order to ensure that the standard method for assessing local housing need responds to price signals and is consistent with the policy objective of significantly boosting the supply of homes. The specific adjustment in this guidance is set at a level to ensure that minimum annual housing need starts to address the **affordability of homes**¹." (Emphasis added)*
- 3.10 Evidently providing an affordability adjustment to start to address the affordability of homes in an authority is clearly not the same as calculating an affordable housing need figure. The affordability uplift is simply a function of the standard methodology, and it is not a basis for determining the numerical need for affordable housing nor the types of affordable housing required as defined in Annex 2 of the NPPF (2021).
- 3.11 This is further supported by the fact that calculating such need for an authority is dealt with under a separate section of the PPG titled '*How is the total annual need for affordable housing calculated?*' which clearly sets out that:

¹ Paragraph: 006 Reference ID: 2a-006-20190220

“The total need for affordable housing will need to be converted into annual flows by calculating the total net need (subtract total available stock from total gross need) and converting total net need into an annual flow based on the plan period².”

- 3.12 Whilst the Standard Method calculation may be appropriate for monitoring general housing needs and supply across the authority it does not provide a need figure for affordable housing in line with the PPG. As such it does not reflect affordable housing need; nor is it an appropriate basis with which to monitor affordable housing supply.
- 3.13 In a similar fashion, the achievement of Housing Delivery Test targets does not signify that affordable housing needs have been being met over a period when using the standard method to calculate the ‘number of homes required’ for a Local Authority area.

Local Authority Housing Waiting List

- 3.14 The councils FOI response (**Appendix AH1**) suggests there were 641 households on the Housing Waiting List as at 31 March 2023; however this figure specifically excludes³ households who are able to afford to rent privately but aspire to own their own home and are unable to afford to do so on the open market.

4.0 Gross Additions to Affordable Housing Stock

- 4.1 Figure 1 illustrates the gross delivery of affordable housing (“AH”) by tenure type across St Albans City and District Council (“SACDC”) since 2017/18⁴.

² Paragraph: 024 Reference ID: 2a-024-20190220

³ In accordance with St Albans Housing Allocation Policy December 2021

⁴ St Albans City and District Council Authority’s Monitoring Reports prior to 2016/17 do not breakdown affordable housing completions by tenure type.

Figure 1: Gross Additions to Affordable Housing Stock by tenure type, 2017/18 to 2021/22

Monitoring Year	Rented AH Completions (Gross)	AH Ownership Completions (Gross)	Total AH Completions (Gross)
2017/18	101	5	106
2018/19	82	33	115
2019/20	28	3	31
2020/21	170	28	198
2021/22	38	33	71
Total	419	102	521
Avg. Pa.	84	20	104

Source: St Albans City and District Council Authority's Monitoring Reports (2017/18 to 2021/22).

- 4.2 In the five year period between 2017/18 and 2021/22 SACDC delivered 419 gross rented affordable dwellings and 102 gross dwellings for affordable homeownership. Over the period SACDC delivered an average of 104 gross affordable dwellings pa.

5.0 Net of Demolitions Additions to Affordable Housing Stock

- 5.1 Figure 2 illustrates net of demolitions additions to affordable housing stock since the start of the 2016 SHMA period in 2013/14.

Figure 2: Additions to Affordable Housing Stock (Net of Demolitions), 2013/14 to 2021/22

Monitoring Period	Total Housing Completions (Net)	Additions to AH Stock (Net of Demolitions)	AH as a %age of total completions
2013/14	375	-42	-11%
2014/15	313	70	22%
2015/16	396	97	24%
2016/17	340	59	17%
2017/18	385	106	28%
2018/19	624	82	13%
2019/20	437	31	7%
2020/21	516	169	33%
2021/22	314	71	23%
Total	3,700	643	17%
Avg. Pa.	411	71	

Source: St Albans City and District Council Authority's Monitoring Reports (2014/15 to 2021/22).

5.2 Between 2013/14 and 2021/22, a net total of 3,700 dwellings were delivered across SACDC, equivalent to 411 per annum. Of these, 643 net dwellings were affordable tenures, equivalent to 71 per annum. This equates to 17% affordable housing delivery net of demolitions.

6.0 Net of Right to Buy Additions to Affordable Housing Stock

6.1 Figure 3 below calculates the affordable housing delivery per annum since the start of the 2016 SHMA period in 2013/14, net of Right to Buy sales and acquisitions.

Figure 3: Net of Right to Buy Additions to Affordable Housing Stock, 2013/14 to 2021/22

Monitoring Period	Total housing completions (Net)	Additions to AH Stock (Net)	LPA Acquisitions	LPA RtB sales	RP RtB sales	Additions to AH Stock (Net of RtB)	Additions to AH Stock (Net of RtB) as a %age of total completions
	<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>	<i>E</i>	<i>F</i> (<i>B + C</i>) - (<i>D + E</i>)	<i>G</i> (<i>F / A</i>) X 100
2013/14	375	-42	n/a	37	2	-81	-22%
2014/15	313	70	n/a	27	1	42	13%
2015/16	396	97	n/a	24	0	73	18%
2016/17	340	59	n/a	24	13	22	6%
2017/18	385	106	1	20	0	87	23%
2018/19	624	82	18	12	0	88	14%
2019/20	437	31	25	15	0	41	9%
2020/21	516	169	14	11	0	172	33%
2021/22	314	71	0	15	0	56	18%
Total	3,700	643	58	185	16	500	14%
Avg. Pa.	411	71	6	21	2	56	

Source: St Albans City and District Council Authority's Monitoring Reports (2014/15 to 2021/22); Department for Levelling up Homes and Communities Live Tables 691 and 693; and Private Registered Provider Social Housing Stock in England Statistical Data Returns (2011/12 to 2012/22).

6.2 Figure 3 demonstrates that, on average between 2013/14 and 2021/22, SACDC has added 56 affordable dwellings per annum net of Right to Buy sales and acquisitions, equivalent to 14% of the total average number of net housing completions.

7.0 Net of Right to Buy Additions to Affordable Housing Stock Compared to Net Affordable Housing Needs

7.1 Figure 4 illustrates net of Right to Buy affordable housing additions compared to the affordable housing need of 617 net affordable dwellings per annum between 2013/14 and 2021/22, as set out in the 2016 SHMA.

Figure 4: Net of Right to Buy Additions to Affordable Housing Stock vs Needs Identified in the 2016 SHMA, 2013/14 to 2021/22

Monitoring Period	Additions to AH Stock (Net of RtB)	2016 SHMA AH Needs Per Annum (Net)	Annual Shortfall	Cumulative Shortfall	Additions as a %age of Needs
2013/14	-81	617	-698	-698	-13%
2014/15	42	617	-575	-1,273	7%
2015/16	73	617	-544	-1,817	12%
2016/17	22	617	-595	-2,412	4%
2017/18	87	617	-530	-2,942	14%
2018/19	88	617	-529	-3,471	14%
2019/20	41	617	-576	-4,047	7%
2020/21	172	617	-445	-4,492	28%
2021/22	56	617	-561	-5,053	9%
Total	500	5,553	-5,053		9%
Avg. Pa.	56	617	-561		

Source: St Albans City and District Council Authority's Monitoring Reports (2014/15 to 2021/22); Department for Levelling up Homes and Communities Live Tables 691 and 693; Private Registered Provider Social Housing Stock in England Statistical Data Returns (2011/12 to 2012/22) and South West Hertfordshire Strategic Housing Market Assessment (2016).

7.2 Since the start of the 2016 SHMA period in 2013/14, affordable housing completions (net of Right to Buy) have averaged 56 net affordable dwellings per annum, against a need of 617 net affordable dwellings per annum.

7.3 A shortfall of -5,053 affordable dwellings has arisen over the nine-year period, equivalent to an average annual shortfall of -561 affordable dwellings.

7.4 Figure 5 illustrates net of Right to Buy affordable housing delivery compared to the affordable housing need of 828 net affordable dwellings per annum between 2020/21 and 2021/22, as set out in the 2020 LHNA.

Figure 5: Net of Right to Buy Additions to Affordable Housing Stock vs Needs Identified in the 2020 LHNA, 2020/21 to 2021/22

Monitoring Period	Additions to AH Stock (Net of RtB)	2020 LHNA AH Needs Per Annum (Net)	Annual Shortfall	Cumulative Shortfall	Additions as a %age of Needs
2020/21	172	828	-656	-656	21%
2021/22	56	828	-772	-1,428	7%
Total	228	1,656	-1,428		14%
Avg. Pa.	114	828	-714		

Source: St Albans City and District Council Authority's Monitoring Reports (2014/15 to 2021/22); Department for Levelling up Homes and Communities Live Tables 691 and 693; Private Registered Provider Social Housing Stock in England Statistical Data Returns (2011/12 to 2012/22) and South West Hertfordshire Local Housing Need Assessment (September 2020)

7.5 Since the start of the 2020 LHNA period in 2020/21, affordable housing completions (net of Right to Buy) have averaged 114 affordable dwellings per annum, against a need of 828 net affordable dwellings per annum.

7.6 A shortfall of -1,428 affordable dwellings has arisen in the first two years of the 2020 LHNA period, equivalent to -714 per annum.

8.0 Addressing the Shortfall in Affordable Housing Delivery

8.1 It is considered that any shortfall in delivery should be dealt with within the next five years. This is also an approach set out within the PPG⁵ and endorsed at appeal (CD15.18).

8.2 When the -1,428 dwelling affordable housing shortfall which has accumulated since 2020/21 is factored into the 2020 LHNAs identified need of 828 affordable homes per annum for the period 2020 to 2036, the number of affordable homes the Council will need to complete increases to 1,114 net affordable homes per annum for the period 2022/23 to 2026/27.

⁵ Paragraph: 031 Reference ID: 68-031-20190722

8.3 This would ensure that for the remainder of the period to 2036 the annual affordable housing need reduces to 828 per annum to deal solely with newly arising needs.

9.0 Future Supply of Affordable Housing

9.1 The Councils latest Five Year Housing Land Supply (“5YHLS”) position, covering the period 1 April 2022 to 31 March 2027, is contained within in its Authority’s Monitoring Report (**CD10.3 p.31, [3.12]**) published in February 2022.

9.2 For the purpose of this Statement, the calculations with regard to future affordable housing delivery have been calculated using the sites included in the supply above five dwellings as they are considered to qualify for affordable housing contributions. A full breakdown is available at **Appendix AH2**.

9.3 Each of the applications have been reviewed to identify the percentage and unit numbers of affordable housing secured on each site. There is also publicly available information via the Council’s Authority’s Monitoring Report’s setting out the number of affordable units delivered on each site in previous years and the number of affordable dwellings with planning permission that are to be completed.

9.4 Of the 1,607⁶ committed dwellings included in the Council’s latest 5YHLS, it is considered that 963 dwellings across 26 sites will come forwards on sites eligible for affordable housing, i.e., those above the five dwelling threshold. Six of the 26 sites have affordable housing completions in previous years as set out in Figure 6 below.

Figure 6: Previous affordable housing completions on sites within the 5YHLS

TK Ref.	Site	Gross AH Planned	Gross AH Completions	Gross AH Remaining
TK-001	Oaklands College, Smallford Campus, Hatfield Road, St Albans	121	103	18
TK-002	Land At Harperbury Hospital, Harper Lane (Kingsley Green)	72	46	26
TK-005	Former HSBC Training Centre, Smug Oak Lane, Bricket Wood	22	12	10
TK-009	Building Research Establishment (north & north east areas), Bucknalls Lane, Bricket Wood	35	35	0
TK-011	Beaumont School & land to north of Winches Farm, Hatfield Road, St Albans	32	32	0
TK-021	Radio Casa, Oaklands Lane, Smallford	3	3	0
Totals		285	231	54

Source: St Albans City and District Council Authorities Monitoring Reports (2014 to 2022)

⁶ 1,607 dwellings – 8 dwellings (5% small sites discount) + 546 dwellings (windfall allowance) = 2,145 dwellings.

- 9.5 The remaining market and affordable units on sites TK-001, TK-002 and TK-005 included in Figure 6 above are all to be delivered within the current five year period. As such these sites will contribute a total of 54 gross affordable units to the 5YHLS. The affordable housing units on the remaining sites in Figure 6 have all been delivered in previous years and are therefore accounted for in Figures 2 and 3.
- 9.6 In respect of the other 20 sites, the trajectory indicates that each of these sites will start and finish in the current five year period. The analysis therefore calculates the total number of affordable units capable of being delivered over the current five year period, assuming each of these sites are delivered in full as indicated by the trajectory.
- 9.7 When accounting for completions in previous years, these 26 sites will deliver 242 gross affordable dwellings over the five-year period, equating to 48⁷ gross affordable homes per annum.
- 9.8 In addition to the on-site delivery, £1,190,942 in off-site affordable housing contributions will be collected from three qualifying sites in the Council's latest 5YHLS in lieu of providing affordable housing on-site.
- 9.9 The published Government consultation (August 2018) on the "*Use of receipts from Right to Buy sales*" (CD10.7, p.9, [18]), which indicated that the cost of building an affordable home in the Midlands⁸ to be £132,000. Based on the total of £1,190,942 collected, this would deliver 9⁹ additional affordable homes across the five-year period.
- 9.10 Therefore, if the additional affordable homes to be delivered through the commuted payments were also to be delivered within the five-year period, delivery in addition to the 242 gross affordable dwellings in the supply this would total 251 gross affordable dwellings, i.e., a total of 50¹⁰ per annum.
- 9.11 It should be noted that these figures do not take account of losses to affordable housing stock through the Right to Buy. If the losses experienced by St Albans continue at the prevailing average rate over the past five years, it is likely that the Council will lose around 73 affordable dwellings from the supply (see Figure 3¹¹), equivalent to 15 losses per annum.

⁷ 242 / 5 years = 48.42 dwellings.

⁸ I have used the Midlands figure as the consultation does not provide a figure for the East of England.

⁹ £1,190,942 / £132,000 = 9.02 dwellings.

¹⁰ 251 / 5 years = 50.22 dwellings

¹¹ 20 + 12 + 15 + 11 + 15 = 73 / 5 years = 14.6 dwellings pa

- 9.12 When the effect of these losses is taken account, the Council's supply figure for the next five years falls to 35 affordable dwellings per annum.
- 9.13 Figure 7 shows that the projected delivery of 35 net affordable dwellings per annum falls significantly short of the 828 affordable dwellings per annum required by the 2020 LHNA.

Figure 7: Projected Affordable Housing Additions Compared to 2020 LHNA Identified Needs

Monitoring Year	Net Affordable Housing Additions		Affordable Housing Need – 2020 LHNA	Shortfall	Cumulative Shortfall
	Actual	Projected			
2020/21	172		828	-656	-656
2021/22	56		828	-772	-1,428
2022/23		35	828	-793	-2,221
2023/24		35	828	-793	-3,014
2024/25		35	828	-793	-3,807
2025/26		35	828	-793	-4,600
2026/27		35	828	-793	-5,393
Total	403		5,796	-5,393	

Source: St Albans City and District Council Authorities Monitoring Reports (2014 to 2022); DLUHC Live Tables 691 and 693c2; Private Registered Provider Social Housing Stock in England Statistical Data Returns; and 2020 LHNA

- 9.14 The Council's future supply figure derived from the analysis also fall substantially short of the 1,114 per annum figure required when back log needs are addressed in the first five years, in line with the Sedgefield approach.

10.0 Agreement of the Parties

- 10.1 The parties agree that the proposed tenure split (25% First Homes (15 units), 8% Shared Ownership (5 units) and 67% Affordable Rented (40 units)) meets the council's requirement of a ratio of 2:1 affordable rented housing to shared ownership housing.
- 10.2 The parties agree that the 2016 SHMA identifies an affordable housing need of 617 net dwellings per annum for the period 2013 to 2036 across SACDC, when using the Liverpool approach, broken down as 102 intermediate affordable properties and 515 social/affordable rented properties per annum.
- 10.3 The parties agree that the 2020 LHNA identifies an affordable housing need of 828 net dwellings per annum for the period 2020 to 2036 across SACDC, when using the

Liverpool approach, broken down as 385 affordable home ownership affordable properties and 443 social/affordable rented properties per annum.

- 10.4 The parties agree that the Standard Method calculation of Local Housing Need does not provide an annual need figure for affordable housing in line with the PPG nor does it monitor affordable housing supply.
- 10.5 The parties agree that in the five year period between 2017/18 and 2021/22 SACDC delivered 419 gross rented affordable dwellings and 102 gross dwellings for affordable homeownership.
- 10.6 The parties agree between 2013/14 and 2021/22, a total of 3,700 net dwellings were delivered across SACDC, equivalent to 411 per annum. Of these, 643 dwellings were affordable tenures (net of demolitions), equivalent to 71 per annum. This equates to 17% affordable housing delivery.
- 10.7 The parties agree that on average between 2013/14 and 2021/22, SACDC has added 56 affordable dwellings per annum net of Right to Buy sales and acquisitions, equivalent to 14% of the total average number of net housing completions.
- 10.8 The parties agree that since the start of the 2016 SHMA period in 2013/14, shortfall of -5,053 affordable dwellings has arisen, equivalent to an average annual shortfall of -561 affordable dwellings.
- 10.9 The parties agree that since the start of the 2020 LHNA period in 2020/21, a shortfall of -1,428 affordable dwellings has arisen, equivalent to average annual shortfall of -714 per annum.
- 10.10 The parties agree that any shortfall in delivery should be dealt with within the next five years.
- 10.11 The parties agree that when the -1,428 dwelling affordable housing shortfall which has accumulated since 2020/21 is factored into the 2020 LHNAs identified need of 828 affordable homes per annum for the period 2020 to 2036, the number of affordable homes the Council will need to complete increases to 1,114 net affordable homes per annum for the period 2022/23 to 2026/27.
- 10.12 The parties agree that the council's estimated supply of affordable dwellings for the period 1 April 2022 to 31 March 2027 is 35 net affordable dwellings per annum.

- 10.13 The parties agree that the council's estimated supply of affordable dwellings for the period 1 April 2022 to 31 March 2027 falls short of the 828 affordable dwellings per annum required by the 2020 LHNA.
- 10.14 The parties agree that the council's estimated supply of affordable dwellings for the period 1 April 2022 to 31 March 2027 falls short of the 1,114 per annum figure required when back log needs are addressed in the first five years, in line with the Sedgefield approach.
- 10.15 The parties agree there is an acute national housing crisis.
- 10.16 The parties agree there is an acute need for affordable housing across SACDC and annual needs are far greater than what has been provided to date.
- 10.17 The parties agree that the provision of up to 60 affordable units at the appeal site is a material consideration weighing in favour of the appeal, which should be afforded **very substantial weight** in the overall planning balance.

Signed on behalf of the LPA:

Signed on behalf of the Appellant:

Signature: George Burgess

Name: George Burgess

Date: 15 August 2023

Signature:

Name: Annie Gingell

Date: 15 August 2023



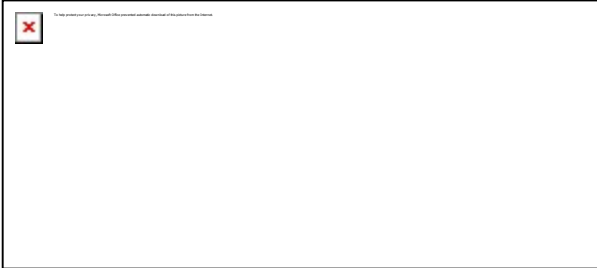
Appendix AH1

FOI Correspondence (12 April 2023 and 11 May 2023)



Conor Layton

From: Eva Radkowska <Eva.Radkowska@stalbans.gov.uk>
Sent: 11 May 2023 18:49
To: Iwan Evans
Subject: Freedom of Information Response: Our Reference 000007352



Customer, Business & Corporate Support

Our Ref: 000007352
Please ask for: FOI Coordinator
Direct Dial: (01727) 819209
e-mail address: foi@stalbans.gov.uk
Date: 11th May 2023

Dear Mr Evans

Freedom of Information Request Ref. No. 000007352

I write with regard to your request for information sent by email to St Albans City & District Council. Your email was received by the Council on 12th April 2023.

Under the Freedom of Information Act 2000, we are required to confirm what information we hold, and if we do hold the information, disclose the information, subject to exemptions or other provisions applying.

You requested:

Housing Register

1. The total number of households on the Council's Housing Register at 31 March 2023.
 1. The average waiting times at 31 March 2023 for the following types of affordable property across the Authority:
 1. 1-bed affordable dwelling;
 2. 2-bed affordable dwelling;

3. 3-bed affordable dwelling; and
 4. A 4+ bed affordable dwelling.
3. The total number of households on the Council's Housing Register at 31 March 2023 specifying the following locations as their preferred choice of location:

Location	Household Preferences (31 March 2023)
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Colney Heath Civil Parish

4. The average number of bids per property over the 2022/23 monitoring period for the following types of affordable property in the locations listed below:

Type of affordable property	Average Bids Per Property (1 April 2022 to 31 March 2023)
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Colney Heath Civil Parish

- 1-bed affordable dwelling
- 2-bed affordable dwelling
- 3-bed affordable dwelling
- 4+ bed affordable dwelling

Social Housing Stock

5. The total number of social housing dwelling stock at 31 March 2023 in the following locations:

Location **Total Social Housing Stock
(31 March 2023)**

Colney Heath Civil Parish

Social Housing Lettings

6. The number of social housing lettings in the period between 1 April 2022 and 31 March 2023 in the following locations:

Social Housing Lettings

Location **1 April 2022 to
31 March 2023**

Colney Heath Civil Parish

Temporary Accommodation

1. The number of households on the Housing Register housed in temporary accommodation within and outside the St Albans District Council region on the following date:

**Households in Temporary
Accommodation** **31 March
2023**

Households Housed within St Albans District
Council

Households Housed outside St Albans
District Council

Total Households

Housing Completions

8. The number of NET housing completions in the St Albans District Council region in 2022/23.

9. The number of NET affordable housing completions in the St Albans District Council region in 2022/23.
10. The number of NET housing completions in Colney Heath Civil Parish in 2022/23.
11. The number of NET affordable housing completions in Colney Heath Civil Parish in 2022/23.

Our response:

We can confirm that we do hold this information for questions 1 - 7 - please see below. However, we are not able to provide a response for questions 8 - 11. As yet we do not yet have the data available from HCC to answer questions 8 to 11.

Housing Register

1. The total number of households on the Council's Housing Register at 31 March 2023. 641

2. The average waiting times at 31 March 2023 for the following types of affordable property across the Authority:

Using data from 2019 to date for those people who have been allocated a property / tenancy, they waited

- a. 1-bed affordable dwelling; 6 months
- b. 2-bed affordable dwelling; 1 year
- c. 3-bed affordable dwelling; and 2 years
- d. A 4+ bed affordable dwelling. 1 year

3. The total number of households on the Council's Housing Register at 31 March 2023 specifying the following locations as their preferred choice of location:

Location	Household Preferences (31 March 2023)
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Colney Heath Civil Parish 303 as of 12.4.23
 [] We are unable to look back at historic data, applicants may have left the register, changes their preferences etc

4. The average number of bids per property over the 2022/23 monitoring period for the following types of affordable property in the locations listed below:

Type of affordable property	Average Bids Per Property (1 April 2022 to 31 March 2023)
	Colney Heath Civil Parish
1-bed affordable dwelling	34
2-bed affordable dwelling	39
3-bed affordable dwelling	80
4+ bed affordable dwelling	95

Social Housing Stock

5. The total number of social housing dwelling stock at 31 March 2023 in the following locations:

Location	Total Social Housing Stock (31 March 2023)
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Colney Heath Civil Parish **We do not hold this information**

Social Housing Lettings

6. The number of social housing lettings in the period between 1 April 2022 and 31 March 2023 in the following locations:

Location	Social Housing Lettings
	1 April 2022 to 31 March 2023
Colney Heath Civil Parish	19

Temporary Accommodation

7. The number of households on the Housing Register housed in temporary accommodation within and outside the St Albans District Council region on the following date:

Households in Temporary Accommodation	31 March 2023
Households Housed within St Albans District Council	114
Households Housed outside St Albans District Council	3 (all in short stay B&B)
Total Households	117

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You have a right to appeal to the Information Commissioner's Office at the following address: Wycliffe House, Water Lane, Wilmslow, Cheshire SK9 5AF. You must do this no later than two months after the Local Authority’s last response to you.

Kind Regards

FOI Coordinator

Customer, Business & Corporate Support

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Appendix AH2

Affordable Housing Future Supply



TK Ref.	Application number	Site address	All Units					AH Units								Source
			Estimated Gains (Gross)	Estimated Loss	Current Net Dwelling Completions	Estimated Net Dwellings to be Completed	Projected net dwellings 2022 - 2027	AH Contribution type	On Site AH %age	Commuted Sum	Gross AH Dwellings Planned	Current Gross AH Dwelling Completions	Estimated Gross AH Dwellings to be Completed	Projected gross AH dwellings 2022 - 2027		
TK-001	5/2013/2589 5/2018/1303 5/2019/1291	Oaklands College, Smallford Campus, Hatfield Road, St Albans	389	0	242	147	147	On-site	35%	n/a	121	103	18	18	5/2013/2589 - S106 dated 15.11.2017 2014 AMR and 2022 AMR	
TK-002	5/2015/0990	Land At Harperbury Hospital, Harper Lane (Kingsley Green)	206	0	154	52	52	On-site	35%	n/a	72	46	26	26	Committee Report dated 26.05.2017 2021 AMR 2022 AMR	
TK-003	5/2016/2845	Land at Three Cherry Trees Lane and Cherry Tree Lane (Spencer's Park Phase 2), near Hemel Hempstead	160	0	0	160	0	On-site	35%	n/a	210	0	57	0	S106 dated 24.04.2019	
TK-004	5/2021/0423	Land To Rear Of 112-156B Harpenden Road, St Albans	150	0	0	150	0	On-site	40%	n/a	60	0	60	0	S106 dated 7.01.2022	
TK-005	5/2020/2501 5/2019/2013 5/2019/1343 5/2019/1342 5/2018/2385 5/2018/2118 5/2014/3250	Former HSBC Training Centre, Smug Oak Lane, Bricket Wood	140	0	85	55	55	On-site	16%	n/a	22	12	10	10	5/2018/2118 - S106 dated 11.03.2016 2022 AMR	
TK-006	5/2018/2525 5/2016/3422 5/2015/2726 5/2015/0408 5/2014/3337	Ziggurat House, Grosvenor Road, St Albans	130	0	125	5	5	None - Prior approval	n/a	n/a	n/a	n/a	n/a	n/a	Officers Report dated 21.12.2018	
TK-007	5/2020/3022	Land To Rear Of Burston Garden Centre, North Orbital Road, Chiswell Green	124	0	0	124	124	Off-site	n/a	£750,000.00	n/a	n/a	n/a	n/a	Committee Report	
TK-008	5/2019/3164 5/2018/0095	The Old Electricity Works, Campfield Road, St Albans	107	0	0	107	107	On-site	7%	n/a	7	0	7	7	5/2019/3164 - S106 dated 21.03.2022	
TK-009	5/2017/1550	Building Research Establishment (north & north east areas), Bucknalls Lane, Bricket Wood	100	0	99	1	1	On-site	35%	n/a	35	35	0	0	S106 dated 11.04.2018 2019 AMR	
TK-010	5/2020/1773 5/2018/1925 5/2017/1060	Civic Centre Opportunity Site (South), Victoria Street, St Albans	93	0	0	93	93	On-site	35%	n/a	35	0	33	33	5/2020/1773 - S106 dated 11.04.2018	
TK-011	5/2018/2080 5/2015/1713 5/2009/2471 5/2014/0940	Beaumont School & land to north of Winches Farm, Hatfield Road, St Albans	91	0	91	0	0	On-site	35%	n/a	32	32	0	0	5/2018/2080 - Committee report and S106 dated 24.04.2019 2021 AMR and 2022 AMR	
TK-012	5/2017/1149	Ziggurat House (Car Park), Grosvenor Road, St Albans	74	0	0	74	74	Combined	12%	£390,942.00	9	0	9	9	S106 dated 29.07.2018	
TK-013	5/2020/1992	Roundhouse Farm, Bullens Green Lane, Colney Heath	50	0	0	50	0	On-site	45%	n/a	45	0	45	0	S106 dated 25.08.2021	
TK-014	5/2014/2136 5/2016/1647 5/2012/0987	270-274 London Road, St Albans	46	-3	0	43	43	None - C2	n/a	n/a	n/a	n/a	n/a	n/a	5/2014/2136 - Appeal decision dated 24.05.2016	

TK-015	5/2021/0611 5/2019/1799	Former London Colney Recreation Centre, Alexandra Road, London Colney	45	0	0	45	45	On-site	24%	n/a	11	0	11	11	S106 dated 07.05.2020 2022 AMR
TK-016	5/2020/1910	Ridgeview Lodge, Barnet Road, London Colney	44	0	0	44	44	On-site	35%	n/a	15	0	10	10	S106 dated 02.02.2022 2022 AMR
TK-017	5/2018/2000	22-24 Grove Road (Pan Autos), Harpenden	39	0	0	39	0	On-site	15%	n/a	6	0	6	0	S106 dated 19.08.2019
TK-018	5/2021/0724 5/2020/0606	Noke Lane Business Centre, Noke Lane, St Albans	36	0	0	36	36	On-site	36%	n/a	13	0	13	13	S106 dated 26.11.2020 2022 AMR 5/2021/0724 - Officer's Report
TK-019	5/2019/1642	Chelford House, Coldharbour Lane, Harpenden	35	0	0	35	35	None - C2	n/a	n/a	n/a	n/a	n/a	n/a	S106 dated 28.06.2021
TK-020	5/2020/3084 5/2018/1260	Land Between The River Lea & Palmerston Drive, Wheathampstead	28	0	0	28	28	Combined	14%	£50,000.00	4	0	4	4	5/2018/1260 - S106 dated 29.04.2019
TK-021	5/2018/2806 5/2019/3240 5/2019/0955 5/2015/0644 5/2015/3428 5/2017/0634	Radio Casa, Oaklands Lane, Smallford	27	-9	2	20	20	On-site	10%	n/a	3	3	0	0	5/2017/0634 - S106 dated 20.07.2017 5/2019/0955 - UU dated 26.02.2021 2022 AMR
TK-022	5/2021/1435 5/2018/1867	York House, Guildford Road & 130 Ashley Road, St Albans	25	0	0	25	25	On-site	100%	n/a	25	0	25	25	S106 dated 12.11.2021
TK-023	5/2019/1845 5/2018/0474	Former Westfield Allotment Site, Beeching Close, Harpenden	24	0	0	24	24	On-site	100%	n/a	24	0	24	24	S106 dated 28.10.2018
TK-024	5/2016/2422	Porters House, 4 Porters Wood, St Albans	21	0	15	6	6	None - Prior approval	n/a	n/a	n/a	n/a	n/a	n/a	Officers Report
TK-025	5/2020/2978	67 St Peters Street, St Albans	20	0	0	20	20	On-site	10%	n/a	2	0	2	2	S106 dated 10.12.2021 and Officers Report
TK-026	5/2020/0733 5/2017/3185 5/2017/3015	60 Victoria Street, St Albans	18	0	17	1	1	None	n/a	n/a	n/a	n/a	n/a	n/a	5/2020/0733 - Officers Report dated 17.06.2020
TK-027	5/2020/2142 5/2019/3099	61-65 St Peters Street, St Albans	18	0	0	18	18	On-site	33%	n/a	6	0	6	6	S106 dated 07.10.2021
TK-028	5/2014/0063	Oak Court Business Centre, 14 Sandridge Park, Porters Wood, St Albans	14	0	7	7	7	None - Prior approval	n/a	n/a	n/a	n/a	n/a	n/a	Officer Report
TK-029	5/2013/2153	1-8 Reed Place, Bloomfield Road, Harpenden	14	-8	8	14	14	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	Officer Report
TK-030	5/2015/2871 5/2016/3811	223a Hatfield Road, St Albans	14	0	0	14	14	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	5/2016/3811 - S106 dated 24.04.2017
TK-031	5/2021/2091 5/2020/0919	Land Between Hopkins Crescent And The Former Baptist Chapel, St Albans Road, Sandridge	14	0	0	14	14	On-site	100%	n/a	14	0	14	14	S106 dated 13.04.2021
TK-032	5/2019/2656	Units 6 And 7 Batford Mill, Lower Luton Road, Harpenden	14	0	0	14	14	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	S106 dated 19.07.2021
TK-033	5/2021/1674	The King Offa PH and Norman Close, Wallingford Walk, St Albans	14	0	0	14	14	On-site	100%	n/a	14	0	14	14	S106 dated 08.02.2022

TK-034	5/2020/2451	The Hedges, Woolam Crescent, St Albans	12	0	0	12	12	On-site	100%	n/a	12	0	12	12	S106 dated 21.09.2021 and Committee Report 2022 AMR 5/2020/2451 - Committee Report
TK-035	5/2012/1238	Highfield Oval, Ambrose Lane, Harpenden	11	-2	0	9	9	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	Committee Report
TK-036	5/2019/1284	The Golden Lion PH, 111 High Street, London Colney	11	0	11	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	S106 dated 03.02.2020
TK-037	5/2018/1463	2 Salisbury Avenue, Harpenden	10	-1	9	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	S106 dated 07.12.2018
TK-038	5/2018/2725	Land At Tullochside Farm, Hemel Hempstead Road, Redbourn	10	0	10	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	Appeal decision dated 31.03.2020
TK-039	5/2019/2365 5/2018/2594	Noke Shot Garages East, 35a and 35b Porters Hill, 46 Noke Shot and land rear of 38-40 Noke Shot, Harpenden	10	-2	2	10	10	On-site	40%	n/a	4	0	4	4	5/2019/2365 - Committee Report 5/2018/2594 - Committee Report 2022 AMR 5/2019/2365 - Committee Report
TK-040	5/2020/1545 5/2019/3189 5/2019/3064	117 Hatfield Road, St Albans	10	0	0	10	10	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	5/2020/1545 - Officers Report 5/2019/3189 - Officers Report 5/2019/3064 - Officers Report
TK-041	5/2019/0733 5/2016/1170 5/2013/2021	Station House, 2-6 Station Approach, Harpenden	9	0	0	9	9	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	5/2019/0733 - Officers Report
TK-042	5/2021/3277 5/2018/1877 5/2016/3805	Land Rear of 103-105 St Peters Street, St Albans	9	0	0	9	9	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	5/2021/3277 - Officers Report
TK-043	5/2019/2333	Queen Elizabeth The Queen Mother Centre, Station Road, Bricket Wood	9	0	0	9	9	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	Appeal decision
TK-044	5/2020/1667	Land adjacent (south) Winslo House, Radlett Road, St Albans	9	0	0	9	9	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	Appeal decision
TK-045	5/2021/2895	21 Salisbury Avenue, Harpenden	9	0	0	9	9	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	Committee Report
TK-046	5/2020/0807	4a Frogmore, St Albans	8	0	8	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	Committee Report
TK-047	5/2020/0558 5/2016/2054 5/2015/1841	Searches Yard, Searches Farm, Searches Lane, Bedmond	8	0	0	8	8	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	5/2020/0558 - Officers Report 5/2016/2054 - Officers Report
TK-048	5/2017/0916	Part Of Garage Block Between Hughenden Road And The Ridgeway, St Albans	8	0	0	8	8	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	Officers Report
TK-049	5/2019/2322	Nicholas House, Cairns Close, St Albans	8	0	0	8	8	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	Officers Report
TK-050	5/2019/2699 5/2018/2036	382 Hatfield Road, St Albans	8	-1	1	8	8	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	5/2019/2699 - Appeal decision
TK-051	5/2019/3217 5/2020/0784	6 Adelaide Street, St Albans	8	0	0	8	8	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	5/2019/3217 - Committee Report 5/2020/0784 - Appeal decision

TK-052	5/2020/2762	Victoria, Alexandra, Littleport and Collingham House, Southdown Road, Harpenden	8	0	0	8	8	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	Officers Report
TK-053	5/2021/2120 5/2019/2748	223 Hatfield Road, St Albans	8	0	0	8	8	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	5/2021/2120 - Officers Report
TK-054	5/2009/1647 5/2007/1019	13+15 Penn Road & R/O Bluebell Close, How Wood	7	-2	4	1	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	5/2009/1647 - Decision notice 5/2007/1019 - Appeal decision
TK-055	5/2021/0028 5/2018/2657	Ground And Part First Floor, 114 Ashley Road, St Albans	7	0	5	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	5/2021/0028 - Officers Report 5/2018/2657 - Officers Report
TK-056	5/2020/0436 5/2018/0945	Land to rear of Beaumont Court, Milton Road, Harpenden	7	0	7	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	5/2020/0436 - Committee Report
TK-057	5/2019/1274	Former Sopwell Youth Centre, Cottonmill Lane, St Albans	7	0	0	7	7	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	Committee Report
TK-058	5/2019/3008 5/2018/3402	Land rear of 238a London Road, St Albans	6	0	6	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	5/2019/3008 - Officers Report
TK-059	5/2018/1560	1a Catherine Street, St Albans	6	0	6	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	Officers Report
TK-060	5/2020/2463 5/2019/2525	1 The Mansion and 3 St Peters Street, St Albans	6	0	0	6	6	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	Committee Report
TK-061	5/2018/1049	16 Lower Luton Road, Harpenden	5	-1	1	5	5	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	Officers Report
TK-062	5/2018/1334	Barn at Scout Farm, Dunstable Road, Redbourn	5	0	5	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	Officers Report
TK-063	5/2019/2921	32 White Horse Lane, London Colney	5	-1	1	5	5	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	Committee Report
TK-064	5/2019/2921	29-31 Beech Road, St Albans	5	-2	3	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	Committee Report
TK-065	5/2019/3061 5/2017/0014	52 Victoria Street, St Albans	5	0	0	5	5	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	5/2019/3061 - Officers Report 5/2017/0014 - Officers Report
TK-066	5/2018/1655	Kennels, 1 Betts Cottages, Little Revel End Lane, Redbourn	5	0	0	5	5	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	Officers Report
TK-067	5/2019/0719	Barn At Turners Hall Farm, Annables Lane, Kinsbourne Green	5	0	0	5	5	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	Officers Report
TK-068	5/2021/0840 5/2019/3185	Mandeville Health Centre, Mandeville Drive, St Albans	5	0	0	5	5	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	Officers Report
TK-069	5/2021/3364 5/2021/1359 5/2021/0042 5/2017/2981	Ivens Orchids, St Albans Road, Sandridge	5	0	0	5	5	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	5/2021/0042 - Officers Report
TK-070	5/2021/2515	16 & 16a High Street, Harpenden	5	0	0	5	5	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	Officers Report
TK-071	5/2006/1586	62 & Land R/O 60 Mount Drive, Park Street	4	-1	1	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-072	5/2016/2810	Calverton House, 2 Harpenden Road, St Albans	4	0	1	3	3	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-073	5/2019/1990 5/2016/2754	9, 11 And Land To Rear Of 7 Crossfields, St Albans	4	-2	1	3	3	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-074	5/2020/0035 5/2018/3102	1a Netherway, Netherway, St Albans	4	-1	1	4	4	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-075	5/2016/2546	134 Kings Road and 7 Shenley Lane, London Colney	4	0	4	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a

TK-076	5/2018/1319	Land Adj To 179 - 187 High Street, London Colney	4	0	4	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-077	5/2021/1594 5/2018/1689	Ayres End House, Ayres End Lane, Harpenden	4	-3	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-078	5/2020/1582	36 Burston Drive, How Wood	4	-1	1	4	4	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-079	5/2019/2737	7, 9 and land to the rear of 5 West Way, Harpenden	4	-2	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-080	5/2020/2318 5/2019/3252 5/2019/1973	Cromwell Piggeries, Marshalls Heath Lane, Wheathampstead	4	0	0	4	4	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-081	5/2017/2602	132 & 132A Kings Road, London Colney	4	0	0	4	4	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-082	5/2020/0193 5/2017/2893	143b, 143c and Land Rear of 143 Victoria Street, St Albans	4	0	0	4	4	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-083	5/2021/1987 5/2021/0367 5/2019/0717 5/2018/2016	2 Sandridge Road & 1 Sandpit Lane, St Albans	4	-1	0	3	4	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-084	5/2021/0083 5/2018/1544	Rear Of 258 Hatfield Road, St Albans	4	0	0	4	4	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-085	5/2020/2505 5/2018/1945	Land South Of Minister Court, Frogmore	4	0	0	4	4	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-086	5/2020/0238	83 & 85 Kings Road, London Colney	4	-2	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-087	5/2020/1095	Crown House, 1a Crown Street, Redbourn	4	0	0	4	4	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-088	5/2020/0139	107 Camp Road, St Albans	4	-1	0	3	3	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-089	5/2020/0934	201 Hatfield Road, St Albans	4	-1	1	4	4	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-090	5/2021/0555	Odyssey Cinema, 166 London Road, St Albans	4	0	0	4	4	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-091	5/2021/2514 5/2021/2119 5/2020/0772 5/2019/1426	Land at Lady Bray Farm and Lady Bray Farm, Kennel Lane, Kinsbourne Green	4	0	0	4	4	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-092	5/2020/3142 5/2020/3143	Batford Farm, Common Lane, Batford, Harpenden	4	0	0	4	4	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-093	5/2021/1268	226a and 226b London Road, St Albans	4	-2	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-094	5/2021/1824 5/2021/1826	Land At The Stables, Nicholls Farm, Livery Yard, Lybury Lane Redbourn, Redbourn	4	0	0	4	4	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-095	5/2021/0551 5/2020/1955 5/2020/0621 5/2019/2557 5/2019/3144 5/2018/3306	Former South Holme & Plots 1, 2 & 3 South Holme, Redbourn Lane, Hatching Green, Harpenden	3	-1	2	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-096	5/2020/0420 5/2014/1450	Gorhambury, St Albans	3	-2	1	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-097	5/1989/0659	Adj 14 Barry Close, Chiswell Green	3	0	2	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-098	5/2016/2877 5/2016/0403	33, 34 And Part Of 35 The Close, Harpenden	3	-2	1	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-099	5/2020/0390	Priory Court, Old London Road, St Albans	3	0	3	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-100	5/2020/0475	204 Park Street Lane, How Wood	3	-1	1	3	3	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a

TK-101	5/2020/1930	23 Crouch Hall Lane, Redbourn	3	-1	2	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-102	5/2021/2242	32 Cambridge Road, St Albans	3	-1	1	3	3	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-103	5/2019/0767	24-26 Holywell Hill, St Albans	3	0	3	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-104	5/2021/1974 5/2018/0629	The Elms, 24 Hall Place Gardens, St Albans	3	0	0	3	3	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-105	5/2019/1622	399 & 399a Hatfield Road, St Albans	3	-1	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-106	5/2021/1591 5/2017/2626	Redbourn Library, Lamb Lane, Redbourn	3	0	0	3	3	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-107	5/2019/1210	The Cottage, The Common, Kinsbourne Green, Harpenden	3	0	0	3	3	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-108	5/2019/0223	Land Between 2 And 16 Radlett Road, Frogmore, Park Street	3	0	0	3	3	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-109	5/2020/1624	5 Mount Pleasant Lane, Bricket Wood	3	-1	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-110	5/2020/0463	4a-8 Piggottshill Lane, Harpenden	3	-2	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-111	5/2020/1923	Garage Rear Of 77-79 Station Road, Smallford	3	-1	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-112	5/2021/0415 5/2019/2786	Land rear of 8-10 Prospect Road, St Albans	3	0	0	3	3	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-113	5/2020/3062 5/2020/1391	49 Hatfield Road, St Albans	3	-1	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-114	5/2020/1259	Houndwood Stables, Houndwood Farm, Harper Lane, Shenley	3	0	0	3	3	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-115	5/2021/2861 5/2020/3009	Land Rear of 50- 54 Francis Avenue, St Albans	3	0	0	3	3	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-116	5/2021/0075 5/2021/0075 5/2018/2734	182-186 Folly Lane, St Albans	3	-3	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-117	5/2020/0835	Warwick House, 21-23 London Road, St Albans	3	0	0	3	3	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-118	5/2019/0249 5/2019/3080	227 & 227a Hatfield Road, St Albans	3	-1	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-119	5/2021/1452	18-20 Wood End Road, Harpenden	3	-2	2	3	3	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-120	5/2021/0659	Land R/O The Red Cow PH, 171 Westfield Road, Harpenden	3	0	0	3	3	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-121	5/2021/3381	50-52 Mayflower Road, How Wood, St Albans	3	-2	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-122	5/2021/3032	Land Rear Of 97 to 105 The Hill, Wheathampstead	3	0	0	3	3	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-123	5/2017/1717	15 Longcroft Avenue, Harpenden	2	-1	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-124	5/2003/1651	6 & 7 Ashwell Street, St Albans	2	0	2	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-125	5/2001/2104	Shafford Farm, Redbourn Road, St Albans	2	0	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-126	5/2021/3212 5/2019/2749 5/2018/0542	71 Townsend Lane, Harpenden	2	-1	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-127	5/2017/2208	80 Oaklands Lane, Smallford	2	-1	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-128	5/2017/1426	7 Woodside Road, Bricket Wood	2	-1	1	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a

TK-129	5/2018/0314	49 Bucknalls Drive, Bricket Wood	2	-1	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-130	5/2019/2768	82 Crabtree Lane, Harpenden	2	-1	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-131	5/2017/1904	27 Becketts Avenue, St Albans	2	-1	1	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-132	5/2017/1957	6 The Willows, St Albans	2	-1	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-133	5/2020/2240 5/2019/3100	25 Abbey Avenue, St Albans	2	-1	1	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-134	5/2020/1557 5/2020/0213 5/2019/1863	30 Sandpit Lane, St Albans	2	-1	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-135	5/2017/3127	Braybourne End, Kennel Lane, Kinsbourne Green	2	0	2	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-136	5/2019/0195	26 & 26a Station Road, Harpenden	2	-1	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-137	5/2019/3138	99a Hatfield Road, St Albans	2	0	2	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-138	5/2020/1737	23, How Wood, How Wood	2	-1	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-139	5/2020/2179	22 Station Road, Harpenden	2	0	2	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-140	5/2020/2549	419-421 Hatfield Road, St Albans	2	-2	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-141	5/2020/0491	24 Grove Avenue, Harpenden	2	-1	1	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-142	5/2020/0921 5/2017/1706	Holyrood Crescent Garages, Holyrood Crescent, St Albans	2	0	2	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-143	5/2020/1233 5/2017/3079	Land Adj 9 Southgate Court, Luton Road, Harpenden	2	0	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-144	5/2020/1093 5/2017/0938	20a Holywell Hill, St Albans	2	-1	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-145	5/2021/2069 5/2018/0865	Sopwell Mill Farm, 61 Cottonmill Lane, St Albans	2	0	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-146	5/2021/0265 5/2019/2076	21 The Pleasance, Harpenden	2	-1	1	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-147	5/2018/2266	Grimsydyke Lodge, Hatfield Road, St Albans	2	0	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-148	5/2020/1035 5/2017/1294	12 Bloomfield Road, Harpenden	2	-1	1	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-149	5/2021/1735 5/2017/3659	Land adj 14 Summerfield Close, London Colney	2	0	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-150	5/2016/3107	Garage Site Adj 28 College Place, St Albans	2	0	2	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-151	5/2018/1254	1 And 2 Land Adjacent To Martyr Close, St Albans	2	0	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-152	5/2021/2303 5/2019/0477	Land R/O 18-22 Bucknalls Drive, Bricket Wood	2	0	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-153	5/2019/0986	1 Station Terrace, Park Street	2	0	2	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-154	5/2020/1909 5/2019/0884	52 Oaklands Lane, Smallford, St Albans	2	-1	1	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-155	5/2018/1413	Aldwickbury School, Wheathampstead Road, Harpenden	2	-2	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-156	5/2019/3249	Land R/O 56 Harpenden Road, St Albans	2	0	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-157	5/2021/0850 5/2020/1847	32 Burston Drive, How Wood	2	-1	1	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-158	5/2020/1906	29 Collyer Road, London Colney	2	-1	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a

TK-159	5/2016/3281	90 & 90a Grange Street, St Albans	2	-2	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-160	5/2020/0461	59 Albert Street, St Albans	2	-1	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-161	5/2020/0464	Land R/O 43 & 45 Firwood Avenue, St Albans	2	0	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-162	5/2021/1241 5/2021/1220 5/2020/1060	35c Lancaster Road, St Albans	2	0	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-163	5/2020/1215	Adjacent 155 Camp Road, St Albans	2	0	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-164	5/2021/2950 5/2020/1282	3 Watford Road, St Albans	2	0	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-165	5/2020/1850	12 Admirals Walk, St Albans	2	-1	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-166	5/2020/2334	17 Broomleys, St Albans	2	-1	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-167	5/2020/2216	The Cherry Trees Indian Restaurant, 261 Lower Luton Road, Wheathampstead	2	-1	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-168	5/2020/2995	Brickfield Farm, Coles Lane, Kinsbourne Green, Harpenden	2	0	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-169	5/2021/0499	Pinecrest, Sauncey Avenue, Harpenden	2	-1	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-170	5/2021/0737	14 Frogmore, St Albans	2	-1	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-171	5/2021/0547	Trentburn, St Bernards Road, St Albans	2	-1	1	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-172	5/2020/1207 5/2021/0937	Land Adj 1 Railway Cottages, Station Road, Bricket Wood	2	0	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-173	5/2021/0337	The Grove, Livery Stables, The Grove, Pipers Lane, Harpenden	2	0	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-174	5/2021/0315 5/2020/0421	7 Manor Road, St Albans	2	-2	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-175	5/2020/2186	St Matthews Residential Care Home, Chequer Lane, Redbourn	2	0	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-176	5/2021/3214	Land Rear of 131 Mount Pleasant Lane, Bricket Wood	2	0	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-177	5/2021/2332 5/2020/0200	86 Wheathampstead Road, Harpenden	2	-1	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-178	5/2021/2853	38 Burston Drive, St Albans	2	-1	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-179	5/2021/1523	24 St Annes Road, London Colney	2	-1	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-180	5/2022/0095	53 White Horse Lane, London Colney	2	-1	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-181	5/2021/1918 5/2021/1917	12 Hemel Hempstead Road, Redbourn	2	0	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-182	5/2021/3139	2a Crown Street, Redbourn	2	0	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-183	5/2020/1299	17 Woodstock Road North, St Albans	2	-1	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-184	5/2021/0286	17 Hazelmere Road, St Albans	2	-1	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-185	5/2021/2135	118-120 Victoria Street, St Albans	2	0	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a

TK-186	5/2021/2725	364 Hatfield Road, St Albans	2	-1	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-187	5/2021/3614	1 Sandridgebury Lane, St Albans	2	-1	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-188	5/2021/2163 5/2021/0758	Land Between 106 And 116 Tollgate Road, Colney Heath	2	0	0	2	2	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-189	5/2020/2170 5/2018/1621	10 Alders End Lane, Harpenden	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-190	5/1998/0577	Woodside Cottage, Aubrey Lane, Redbourn	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-191	5/2018/0685	70 West Common, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-192	5/2017/0610	11 Sandfield Road, St Albans	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-193	5/2018/1630	10 The Uplands, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-194	5/2018/2632	49 Dunstable Road, Redbourn	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-195	5/2018/2880	Garden Cottage, Annables Lane, Kinsbourne Green, Harpenden	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-196	5/2018/2968	25 Park Avenue North, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-197	5/2019/0805	21 The Deerings, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-198	5/2021/0023 5/2019/1676	21 Nomansland, Wheathampstead	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-199	5/2015/3508	East Lodge, Oaklands Lane, Smallford	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-200	5/2019/2662	30 Faircross Way, St Albans	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-201	5/2019/2394	Bamville Copse, Cross Lane, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-202	5/2019/0392 5/2017/2668	38 Marshalswick Lane, St Albans	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-203	5/2019/2827	11 Oak Way, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-204	5/2020/0248 5/2019/2297 5/2018/2786	37a Beaumont Avenue, St Albans	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-205	5/2020/0886	45 Westfields, St Albans	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-206	5/2018/3367	7 Wood End Hill, Harpenden	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-207	5/2019/0284	34 Long Buftlers, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-208	5/2019/0861	4 Pondwicks Close, St Albans	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-209	5/2019/1801	4 Midway, St Albans	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-210	5/2019/2833	54 Marshalswick Lane, St Albans	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-211	5/2020/0308 5/2019/0094	2 Manland Avenue, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-212	5/2020/0836	Paddock End, Kimpton Bottom, Harpenden	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-213	5/2020/2331	17 The Uplands, Harpenden	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-214	5/2017/2513	35 Clarence Road, St Albans	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-215	5/2020/2700	59 Battlefield Road, St Albans	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a

TK-216	5/2019/0471	Rear of 46 Burnham Road, St Albans	1	0	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-217	5/2019/2006 5/2016/3480	17 Maxwell Road, St Albans	1	0	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-218	5/2019/3030	Spielplatz, Lye Lane, Bricket Wood	1	0	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-219	5/2020/1184 5/2019/2641	Eight Acre, Mackerye End, Harpenden	1	0	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-220	5/2021/0070	53A Hatfield Road, St Albans	1	0	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-221	5/2021/3133 5/2018/3282	4 Bamville Wood, East Common, Harpenden	1	-2	2	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-222	5/2019/0422	12 Wheatfield Road, Harpenden	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-223	5/2019/1251	10 Tuffnells Way, Harpenden	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-224	5/2019/2235 5/2016/3817	The Barn & Holm Oaks, Albert Bygrave Retail Park, North Orbital Road, St Albans	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-225	5/2020/0876	86 Beaumont Avenue, St Albans	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-226	5/2020/1673	60 Marshals Drive, St Albans	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-227	5/2020/1771	61 Sandridge Road, St Albans	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-228	5/2021/2854 5/2020/2035 5/2018/1431	16 Gilpin Green, Harpenden	1	-2	2	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-229	5/2020/2585	5 Bamville Wood, Harpenden	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-230	5/2020/2652	Land adj 6 West Way, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-231	5/2020/2862	212-212a Sandridge Road, St Albans	1	-2	2	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-232	5/2020/2894 5/2020/0519	3 Faulkners End Cottages, Roundwood Lane, Harpenden	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-233	5/2020/3069 5/2020/1748	20 Park Avenue South, Harpenden	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-234	5/2021/0024	10 Prospect Lane, Harpenden	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-235	5/2021/3388 5/2021/0110	19 Kirkwick Avenue, Harpenden	1	-2	2	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-236	5/2021/0688 5/2020/0969	87 Sandpit Lane, St Albans	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-237	5/2021/2536 5/2020/1794	40 The Uplands, Harpenden	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-238	5/2021/2554	42 Mayflower Road, How Wood	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-239	5/2020/0713 5/2017/3581	6 Grove Road, Harpenden	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-240	5/2019/2777	Land adj 114 Ladies Grove, St Albans	1	0	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-241	5/2017/0855	33 Stewart Road, Harpenden	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-242	5/2019/2433	38 Tassell Hall, Redbourn	1	0	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-243	5/2018/1566	Land R/O 68 Oakwood Road, Bricket Wood	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-244	5/2019/1704	Building 1 Lamer Park Farm, Lamer Lane, Wheathampstead	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a

TK-245	5/2019/3094	Unit 2, Meads Lane Industrial Estate, Meads Lane, Wheathampstead	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-246	5/2018/0581	Land Rear Of 61 Catherine Street, Etna Road, St Albans	1	0	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-247	5/2017/3661	3a Albion Road, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-248	5/2019/0165	111-113 St Peters Street, St Albans	1	0	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-249	5/2021/0835 5/2017/3601	65 The Hill, Wheathampstead	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-250	5/2019/1939 5/2016/2362	The Fruit Store, Gorhambury, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-251	5/2020/0555 5/2017/2409	Butter Foal Stud And Tack Shop, Smug Oak Lane, Bricket Wood	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-252	5/2017/3067	Faulkners End Farm, Roundwood Lane, Harpenden	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-253	5/2019/2258 5/2018/2344	The Wood Store, Redding Lane, Norrington End, Redbourn	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-254	5/2018/1520	21 & 21a George Street and 25 Bowes Lyon Mews, St Albans	1	0	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-255	5/2020/2820 5/2018/2391	25 Verulam Road, St Albans	1	0	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-256	5/2019/2772	Heath House & Flats 1 & 2, 9 Harpenden Road, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-257	5/2020/0256 5/2019/1174	1 And 2 Bride Hall Cottages, Bride Hall Lane, Welwyn	1	-2	0	-1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-258	5/2019/2342	Amwell Farm, Down Green Lane, Wheathampstead	1	0	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-259	5/2019/1032	81 Sopwell Lane, St Albans	1	-2	0	-1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-260	5/2019/1269	2a Warwick Road, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-261	5/2020/0024	Tankerfield House, 1 Romeland Hill, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-262	5/2017/2447	74 West Riding, Bricket Wood	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-263	5/2020/0859 5/2017/0118	4 Hatching Green Close, Harpenden	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-264	5/2020/2917 5/2018/0925	Land To Rear Of 116 To 118 Lower Luton Road, Harpenden	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-265	5/2021/1953 5/2018/2237	14 Browning Road, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-266	5/2018/1371	Land adj 103 How Wood, How Wood	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-267	5/2020/1755 5/2017/2720	Land Adj 38 Morris Way, London Colney	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-268	5/2018/1924	Land adj 33 Long Cutt, Redbourn	1	0	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-269	5/2019/0440 5/2017/1520	23 Mount Pleasant, St Albans	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-270	5/2021/3093 5/2017/1669	Land Rear Of 3 And 5 Approach Road, Orient Close, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a

TK-271	5/2020/2837 5/2019/2978 5/2017/2276	Land Adjacent The Blue Anchor PH, 45 Fishpool Street, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-272	5/2020/1799 5/2017/2584	61 Cotlandswick, London Colney	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-273	5/2020/2938 5/2017/3655	Car Parking opposite 9 to 13 Temperance Street, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-274	5/2018/1540	R/O 68 Harpenden Road, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-275	5/2021/0792 5/2018/2057	Land R/O 14 & 16 Marshals Drive, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-276	5/2018/2094	48 Marshals Drive, St Albans	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-277	5/2020/2602 5/2018/2124	R/O 3 Sandridge Road, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-278	5/2021/1398 5/2018/3013	17 New House Park, St Albans	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-279	5/2018/3055	1 Mile House Close, St Albans	1	0	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-280	5/2021/0082 5/2018/0399	Land Adjoining 11 Green Lane, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-281	5/2021/2400 5/2020/1734 5/2018/0455	Dutch Barn, Harpendenbury Farm, Harpendenbury, Redbourn	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-282	5/2019/0093	12 The Warren, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-283	5/2020/1524 5/2019/0887	43 Park Avenue North, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-284	5/2019/2168	50 Roundwood Park, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-285	5/2019/2555	Land Adj 31 West Common Way, Harpenden	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-286	5/2019/2633	7 Tintern Close, Harpenden	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-287	5/2019/1287	Land R/O 24 Mayflower Road, How Wood	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-288	5/2021/0026 5/2020/1699 5/2019/1428	Land Adjacent to 110a Park Street Lane, How Wood	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-289	5/2019/1281	172 High Street, London Colney	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-290	5/2021/1894 5/2021/0759 5/2019/1687	14 Perham Way, London Colney	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-291	5/2019/2946	12 Pipers Close, Redbourn	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-292	5/2019/2401	110 Charmouth Road, St Albans	1	0	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-293	5/2019/2488	1 Jersey Lane, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-294	5/2019/2513	Land R/O 8 Mitchell Close, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-295	5/2020/0898 5/2019/1935	63 The Hill, Wheathampstead	1	0	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-296	5/2019/2850	38 Saxon Road, Wheathampstead	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-297	5/2021/1610 5/2019/1904	The Old Lodge, Drop Lane, Bricket Wood	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-298	5/2019/2561	Land to the Rear of 32 Ridgewood Drive, Harpenden	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a

TK-299	5/2020/1217 5/2019/0894	25 Homewood Road, St Albans	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-300	5/2019/3173	49 The Park, St Albans	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-301	5/2020/0169	33 Chalkdell Fields, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-302	5/2020/0331 5/2018/3147	Land East of 21 Grasmere Avenue, Harpenden	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-303	5/2020/0818 5/2018/1021	Land adj 61 Aplins Close, Harpenden	1	0	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-304	5/2021/1864 5/2020/2159	53 & 55 Alexander Road, London Colney	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-305	5/2020/2783 5/2020/1341	247 The Ridgeway, St Albans	1	0	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-306	5/2020/1450	Land Between 22 And 24 Caesars Road, Wheathampstead	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-307	5/2020/1693 5/2019/1634	Orchard Farm, 105 Dunstable Road, Redbourn	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-308	5/2020/2079 5/2019/0208	4 Leasey Dell Drive, Wheathampstead	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-309	5/2020/1650	Land R/O 6 Broad Acre, Bricket Wood	1	0	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-310	5/2020/1665	Land Rear Of 34 North Riding Accessed From West Riding, Bricket Wood	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-311	5/2020/2181	23 Oakwood Road, Bricket Wood	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-312	5/2021/0776 5/2020/2068	Land Adjacent 1a, Barry Close, Chiswell Green	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-313	5/2020/0414	6 Penny Croft, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-314	5/2020/0785	2 Someries Road, Harpenden	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-315	5/2021/1759 5/2020/0828	2 Broadstone Road, Harpenden	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-316	5/2020/1516	Land Adjacent 6 High Elms, Harpenden	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-317	5/2020/1544	20 Penny Croft, Harpenden	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-318	5/2021/0179 5/2020/1813	2 Greyfriars Lane, Harpenden	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-319	5/2020/1858	6 Stewart Road, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-320	5/2020/0738	47 Manor Road, Wheathampstead	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-321	5/2020/0347	4 St Marys Close, Redbourn	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-322	5/2021/3223 5/2020/1494	56 Oaklands Lane, Smallford	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-323	5/2020/0341	3 Cloister Garth, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-324	5/2020/0411	46 Marshals Drive, St Albans	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-325	5/2020/0841	31 Furse Avenue, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-326	5/2020/2384 5/2020/1192	Ellen House, 63 London Road, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-327	5/2021/0098 5/2020/1680	105 Cambridge Road, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-328	5/2020/1700	50 London Road, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a

TK-329	5/2021/2365 5/2020/1889	232 Sandridge Road, St Albans	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-330	5/2020/2348	153 Victoria Street, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-331	5/2020/1633	6 Barley Beans, Marford Road, Wheathampstead	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-332	5/2020/0204	Barns And Stables At Sleapshyde Farm, Sleapshyde, Smallford	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-333	5/2021/0067 5/2020/0706	Croft Farm, Cherry Tree Lane, Wheathampstead	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-334	5/2021/3329 5/2020/1663 5/2020/1019	Canley, The Common, Kinsbourne Green	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-335	5/2020/1351	Meadow Cottage, Kennel Lane, Kinsbourne Green	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-336	5/2020/1615	Woodbury Manor, Lye Lane, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-337	5/2020/2720	80 Oakwood Road, Bricket Wood	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-338	5/2020/2232	2 Browning Road, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-339	5/2020/2323	Land Rear Of 28 To 32 Carisbrooke Road, Harpenden	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-340	5/2021/0621 5/2020/2717	11 Moreton End Lane, Harpenden	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-341	5/2020/3121	39 Tuffnells Way, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-342	5/2020/2218	Land adj 243 Cell Barnes Lane, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-343	5/2020/2406	38 Maynard Drive, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-344	5/2020/2412	38 Holywell Hill, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-345	5/2021/1233 5/2020/2659	217 Camp Road, St Albans	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-346	5/2020/2979	15 Seymour Road, St Albans	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-347	5/2021/0245	105 Victoria Street, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-348	5/2020/2896	31 Frogmore Home Park, St Albans	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-349	5/2021/2923 5/2021/1064 5/2021/0854	62 Spencer Street, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-350	5/2021/1155 5/2019/0045	1 Greyfriars Lane, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-351	5/2020/2781	The Kestrels Care Home, 2-4 The Kestrels, Bucknalls Drive, Bricket Wood	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-352	5/2021/0463	23 Ragged Hall Lane, Chiswell Green	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-353	5/2021/2619	33 Batchwood Drive, St Albans	1	0	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-354	5/2021/1128	17 & 17a French Row, St Albans	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-355	5/2021/2566	40 Ridgewood Drive, Harpenden	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-356	5/2021/2881	8 Homewood Road, St Albans	1	-1	1	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-357	5/2021/2920 5/2020/1328	316 Hatfield Road, St Albans	1	-1	0	0	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a

TK-358	5/2021/3418	Kestrels, Spring Road, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-359	5/2020/3201	Land between 14 and 18, The Uplands, Bricket Wood	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-360	5/2021/2743 5/2021/1800	86 Mount Pleasant Lane, Bricket Wood	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-361	5/2021/3178	95 Stanley Avenue, Chiswell Green	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-362	5/2021/0189	5 Pondwick Road, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-363	5/2021/0296	22 Sun Lane, Harpenden	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-364	5/2021/0693	First Floor Offices, 9-10 Harding Parade, Station Road, Harpenden	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-365	5/2021/1748	11a Croftwell, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-366	5/2021/2704	19a Park Avenue South, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-367	5/2021/2742	23 & 25 Moreton End Lane, Harpenden	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-368	5/2021/2921	45 Park Avenue North, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-369	5/2021/2944	12 Pondwick Road, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-370	5/2021/3260	42 Park Avenue North, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-371	5/2021/3375	90 Station Road, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-372	5/2021/3433	Land Rear Of 1-5 Common Lane, Batford, Harpenden	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-373	5/2021/3511	18 Prospect Lane, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-374	5/2021/3491	2 The Mall, How Wood	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-375	5/2020/0947	London Colney Islamic Centre, 174 High Street, London Colney	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-376	5/2021/2928	43 White Horse Lane, London Colney	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-377	5/2021/2036	169 Watling Street, Park Street	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-378	5/2021/2876	71 and 73 Hemel Hempstead Road, Redbourn	1	-2	0	-1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-379	5/2021/3603	15 Highfield Road, Sandridge	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-380	5/2021/3537 5/2019/3260	Land Rear Of 213 The Ridgeway, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-381	5/2021/0172	209 Camp Road, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-382	5/2021/1327	26 Flavian Close, St Albans	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-383	5/2021/1654	26 Beaumont Avenue, St Albans	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-384	5/2021/2954 5/2021/1752	48a Alma Road, St Albans	1	-2	0	-1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-385	5/2021/1956	2 Dorcas Court, Old London Road, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-386	5/2021/2414	134 St Albans Road, Sandridge	1	-4	0	-3	3	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a

TK-387	5/2021/2674	6 Foxcroft, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-388	5/2021/2695	Land Rear Of 11 College Place, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-389	5/2021/3190	27a Townsend Drive, St Albans	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-390	5/2022/0109	The Oak House, 14 Starlight Way, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-391	5/2022/0265	2a Royal Road, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-392	5/2020/0138	Northern End Of Mill Walk, Wheathampstead	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-393	5/2020/1408	Black Barn, Childwickbury, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-394	5/2021/1279	Long Acre, Holly Lane, Harpenden	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-395	5/2021/1401	New Lodge, Drop Lane, Bricket Wood	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-396	5/2021/2244	Bowersbury Farm, Bower Heath, Harpenden	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-397	5/2021/2355	Hornbeam Wood, Common Lane, Batford	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-398	5/2021/2510	Woodring, Aubrey Lane, St Albans	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-399	5/2021/3155	Raisins Cottage, Mackerye End, Harpenden	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-400	5/2021/3470	242 Radlett Road, Frogmore	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-401	5/2021/3607	5 Meads Lane, Wheathampstead	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-402	5/2022/0039	108 Harper Lane, Radlett	1	-1	0	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-403	5/2021/3159 5/2021/0178	Aberfoyle House, Stapley Road, St Albans	1	0	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-404	5/2021/0764	122 Southdown Road, Harpenden	0	-1	1	0	0	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
TK-405	5/2018/2666 5/2015/0722	Copsewood and A405 Junction, North Orbital Road, Chiswell Green	0	-1	0	1	1	None - below threshold	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Totals			3,130	-229	898	2,003	1,607			£1,190,942.00	801	231	410	242	