

Appendix 13 – Review of Local Plan (Nov 1994) Housing Allocations

Saved Plan Policy	Site Address	Current Planning Status	Commentary
4	Margaret Wix School, Woollam Crescent, St Albans	Completed	Permanent permission for replacement mobile homes.
4	Blundell Close, St Albans	Completed	
4	1 High Oaks, St Albans	Planning permission lapsed	Planning permission for 8 dwellings lapsed. The building was converted to community use many years ago. Redevelopment for housing very unlikely.
4	Rear of 18-20 Townsend Drive, St Albans	Planning permission lapsed	Outline permission for 1 dwelling on Townsend Drive frontage has lapsed. Rest of the site is part of the playing fields for St Albans High School for Girls (looked at in the SHLAA under open space category).
4	Folly Lane Allotments, St Albans	Completed	
4	Trevelyan House (YHA), St Stephens Hill, St Albans	Completed	
4	Rear of 6-26 Trumpington Drive, St Albans	Completed	
4	Eastern part of Old Albanians sports ground, St Albans	Completed	
4	Wick House, 50 Marshalls Drive, St Albans	Planning permission lapsed	Previous proposals in the 1980s for additional plots on the site were refused by the Land Tribunal, due to Covenants restricting each plot to one house only. Consequently, there is no realistic chance of additional dwellings on this site, despite its size and location within an existing residential area and previous planning permission.
4	47a and 49a Heath Road, St Albans	Completed	
4	East Block Garages, Area B, Marshalswick Estate, St Albans	Planning permission lapsed	No redevelopment proposals since planning permission for residential redevelopment lapsed, however, site looked at in the SHLAA.
4	Newgate Farm, Sandpit Lane, St Albans	Completed	
4	Adjacent to No. 25 Milehouse Lane, St Albans	Completed	
4	Kingsbury Farm (Express Dairy), Branch Road, St Albans	Completed	
4	Adjacent Nos. 7-10 The Lawns (Review Newspaper), St Albans	Completed	
4	Mid Herts Wing, Church Crescent, St Albans	Completed	
4	Nos. 8-10 Grange Street, St Albans	Partly implemented	Planning permission for conversion of No. 10 Grange Street to 7 flats has been implemented. St Albans Transport Sports & Social Club occupies No. 8 Grange Street, but there are no plans for redevelopment.
4	Nos. 11-13 Avenue Road, St Albans	Completed	
4	Nos. 10-14 Avenue Road, St Albans	Completed	
4	Nos. 41-43 Avenue Road, St Albans	Partly implemented	90/0201 – 8 houses permitted on whole site. 4 houses were built on rear part of site, but the 4 houses permitted on the road frontage have not been built. The existing houses (nos. 41 and 43) on frontage are still there. 98/0458 – Conversion of No. 43 to 2 flats permitted, but has lapsed. No further applications since 1998. As 90/0201 has been partly implemented, the 4 new houses on the frontage could still be built without a fresh application. However, this seems unlikely to happen.
4	Oaklands College (St Albans City Campus), Hatfield Road, St Albans	Construction started	Construction has started on the redevelopment which will provide 329 dwellings.

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4	Nos. 21-23 London Road, St Albans (Coupers Garage)	Completed	
4	London Road/ New Kent Road, St Albans	Completed	
4	Nos. 61-63 Lattimore Road and 80-80a Victoria Street, St Albans	No residential permission	Existing buildings have recently been refurbished. No redevelopment planned. Nos. 61-63 Lattimore Road were looked at in the SHLAA.
4	Nos. 1-3 Victoria Parade, Victoria Street, St Albans	No residential permission	Existing building converted to retail. No redevelopment planned.
4	Nos. 41-55 Alma Road, St Albans	Completed	
4	Adjacent No. 31 Granville Road, St Albans (Godfrey Davis)	Completed	
4	Nos. 27 & 27a Holywell Hill, St Albans	Completed	
4	Rear of Nos. 110-118 London Road, St Albans (Marlboro Motors)	Completed	
4	Nos. 113-117 London Road & 1-6 Francis Road, St Albans	No residential permission	No current redevelopment proposals and not included in the recent Tesco planning application site. Site considered in the SHLAA (although redevelopment may not result in a net dwelling gain).
4	23 Albion Road, St Albans	Partly implemented	This site was previously used for a range of employment uses. 12 houses have now been built on most of the site, but 0.02 hectares of land is still in employment use. This land probably has capacity for only 1 house.
4	266 Hatfield Road, St Albans (Hall & Watts)	Completed	
4	1 Hedley Road, St Albans	Unimplemented	Detailed permission for 14 dwellings, lapses May 2010.
4	Jewsons, Cape Road, St Albans	No residential permission	Site considered in the SHLAA.
4	Co-op Dairy, Burleigh Road, St Albans	Outline planning permission	Outline planning permission for the demolition of existing buildings and erection of six 2 bed and three 1 bed flats and three dwellings (5/08/0940).
4	No. 364 Hatfield Road, St Albans	Planning permission lapsed	Permission for residential lapsed. No further proposals.
4	London School of Hygiene and Tropical Medicine, Winches Farm Drive, St Albans	Completed	
4	Former Rubber Co site (part), Camp Road, St Albans	Completed	
4	Nos. 18-22 Guildford Road, St Albans	Mostly implemented	According to the Housing Monitoring Report 2008, there is enough land still in employment use to accommodate an estimated 4 dwellings.
4	Nos. 51 & 53 Cambridge Road, St Albans	Planning permission lapsed	Permission for residential lapsed. No further proposals.
4	No. 147 London Road, St Albans	Planning permission lapsed	Permission for 12 flats lapsed. However, site looked at in the SHLAA.
4	No. 139 London Road, St Albans	Planning permission lapsed	Permission for 10 flats lapsed. However, site looked at in the SHLAA. A planning application is for a residential care home on this site, which includes 2 buildings to the north (80 places, but not self contained units) has been refused. Further proposals are likely to be for care home rather than residential uses.
122	222 London Road, adjacent Orient Close, St Albans (former British Shipbuilders site).	No residential permission	Site was proposed for housing provided that the Railway Route road scheme was abandoned. Most of the existing small industrial units have about 10 years left on their leases. Site looked at in the SHLAA.
4	Tuffnells Way, Harpenden	Partly implemented	Partly implemented, so cannot lapse. However, implementation is slow (roughly 3 dwellings per annum).
4	Carpenders Close, Harpenden	Completed	
4	Harpenden Rise, Harpenden (Consumers Association)	Completed	
4	Nos. 114-116 Westfield Road,	Planning permission	Permission for 6 dwellings lapsed. No plans for

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	Harpenden	lapsed	redevelopment.
4	Nos. 5-17 Milton Road, Harpenden	Completed	
4	Rear of 56 Cowper Road, Harpenden	Completed	
4	Rear of No.1 West Common, Harpenden	Completed	
4	Gas works site (part), Harpenden	Completed	
4	Sun Lane (former grounds of Harpenden Lodge), Harpenden	Completed	
4	Nos. 86-90 High Street, Harpenden (Charles Wilson Hire)	No residential permission	Planning permission for change of use to A3 has lapsed. Further applications for A3 refused. No plans for housing development.
4	Nos. 9 & 11 Leyton Road/Amenbury Lane, Harpenden	No residential permission	Part of the site (western) has been redeveloped as a doctor's surgery. Rest of the site is considered in the SHLAA.
4	29 Leyton Road, Harpenden	Completed	
4	Nos. 57 & 58 Southdown Road, Harpenden	Completed	
4	Rear of 4-6 High Elms, Harpenden	Completed	
5	No. 1 Oakwood Road, Bricket Wood	Completed	
5	No. 105 Old Watford Road, Bricket Wood	Completed	
5	Adjacent Nos. 59-61 Black Boy Wood, Bricket Wood	Completed	
5	Rear of Nos. 266-316 Watford Road, Chiswell Green	Mostly implemented	<p>According to the Housing Monitoring Report 2008, a total of 9 houses permitted within this area and just to the south and north have not been built. This includes a number of plots left vacant on purpose to allow for possible future access to the Green Belt land to the rear.</p> <p>The position is summarised below:</p> <p>96/0917 – 24 houses permitted R/O 266-316 Watford Road, 5 not built</p> <p>95/1560 – 12 houses permitted R/O 266-316 Watford Road, 1 not built.</p> <p>81/1171 - 18 houses permitted at Forge End, 1 not built.</p> <p>71/2318 - south of Noke Side, 2 of the houses originally permitted under 71/2318 not built.</p> <p>[NB: It is likely that the plots which could be used for access to the rear will remain undeveloped.]</p>
5	Land off Whitebeams, How Wood	Completed	
5	Rear of Nos. 125-131 and 139-141 Park Street Lane, How Wood	Completed	
5	Nos. 199-219 High Street and 2-24 Haseldine Road, London Colney	Partly implemented	High Street part of the site was redeveloped for housing. The housing in Haseldine Road is Council owned (but 3 have been sold under right to buy). In 2005, the Council's Housing department concluded that a redevelopment involving 2-24 Haseldine Road would not be viable.
5	No. 54 High Street, London Colney	Completed	
5	South of Willowside, London Colney	Completed	
5	Deep End, Colnbrook and the Columns, Barnet Road, London Colney	Completed	
5	Barnet Road/Mount View, London Colney	Completed	
5	Rear of Nos. 14-44 Peters Avenue, London Colney	Completed	

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5	Frogmore Garage, Frogmore	Completed	
5	Long Cutt recreation ground, Redbourn	Completed	
5	Rear of Redfields, Lybury Lane, Redbourn	Mostly implemented	The site has been developed, apart from a small area of land fronting North Common Road. This undeveloped land forms part of the back garden of a listed house and part of the curtilage of a locally listed house. The Council has received no planning applications for housing on this land and any application submitted could be refused on conservation/listed building grounds.
5	Ashton House, South Common, Redbourn	Mostly implemented	All of the site has been developed for housing, except for the north east corner, which is occupied by two listed buildings (at least one of which is in residential use).
5	The Copse, Crown Street, Redbourn	Completed	
5	Rear of Nos. 46-52 Harpenden Lane, Redbourn	Partly implemented	91/0042 – 6 houses permitted at 46 Harpenden Lane and land R/O 48-52, but this permission lapsed years ago. 00/2317 – 2 houses permitted and completed adjacent to 3 Appletree Grove. According to the Housing Monitoring Report 2008, there is scope for 3 more houses on Appletree Grove, but as the Council has had no applications since 1991, the remainder of the site has not been considered in the SHLAA.
5	Codicote Road, Wheathampstead	Partly implemented	Residential redevelopment of the eastern and western parts of the former Murphys Chemicals site completed). Further capacity on part of site currently covered by reedbeds is considered in the SHLAA.