

**ST ALBANS DISTRICT COUNCIL TECHNICAL APPLICATION WEEKLY LIST  
REGISTERED WEEK ENDING 14/04/2023**

**Application No:** TP/2023/0166      **Ward:** Batchwood

**Proposal:** Trim Birch tree by approximately 2 meters off height and shape accordingly and remove palm tree at 27 Goldsmith Way St Albans Hertfordshire AL3 5LH

**Applicant:**  
Mrs K Colville  
27 Goldsmith Way St Albans  
Hertfordshire AL35LH

**Agent:**  
Mrs K Colville  
27 Goldsmith Way St Albans Hertfordshire  
AL35LH

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**Application No:** 5/2023/0759      **Ward:** Harpenden East      **Area:** N

**Proposal:** Certificate of Lawfulness (proposed) - Rebuilding of existing front porch at 8 Tintern Close Harpenden Hertfordshire AL5 3NZ

**Applicant:**  
Mrs S Symonds  
8 Tintern Close Harpenden  
Hertfordshire AL5 3NZ

**Agent:**  
Mr Steve Coates S & S Coates Surveying &  
Design  
Room 2 Denel Wing The Rufus Centre  
Flitwick Bedfordshire MK45 1AH

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**Application No:** TP/2023/0167      **Ward:** Harpenden West

**Proposal:** T603 - Tilia Europaea Tree Works - Harpenden Common - Conservation Area Due to location of tree, within Harpenden Common and the desire line footpath running directly east of the stem it is recommended to pollard this tree to 3m above the cavity situated at 4.5m. This tree will then need to be cyclically re-pollarded every 3-5 years to manage the regrowth. Pollarding works are recommended to be carried out within 6 months. at Town Hall Leyton Road Harpenden Hertfordshire AL5 2LX

**Applicant:**  
Mr A Melson  
Harpenden Town Council Town Hall  
Harpenden Hertfordshire AL5 2LX

**Agent:**  
Mr A Melson  
Harpenden Town Council Town Hall  
Harpenden Hertfordshire AL5 2LX

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**ST ALBANS DISTRICT COUNCIL TECHNICAL APPLICATIONS**

**Application No:** 5/2023/0789      **Ward:** Marshalswick East & Jersey Farm      **Area:** C

**Proposal:** Certificate of Lawfulness (proposed) - Converting existing garage into a room at 42 Ardens Way St Albans Hertfordshire AL4 9UJ

**Applicant:**  
Mr R Starkey  
42 Ardens Way St Albans  
Hertfordshire AL4 9UJ

**Agent:**  
Mr Samuel Hardy RD Designs  
Office 2 Floor 2 1 Bedford Street Ampthill  
Bedfordshire MK45 2LU

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**Application No:** 5/2023/0791      **Ward:** Marshalswick East & Jersey Farm      **Area:** C

**Proposal:** Certificate of Lawfulness (proposed) - Replacing existing rear window with doors and panel windows either side of the same widths at 42 Ardens Way St Albans Hertfordshire AL4 9UJ

**Applicant:**  
Mr R Starkey  
42 Ardens Way St Albans  
Hertfordshire AL4 9UJ

**Agent:**  
RD Designs  
Office 2 Floor 2 1 Bedford Street Ampthill  
Bedfordshire MK45 2LU

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**Application No:** 5/2023/0763      **Ward:** Park Street      **Area:** S

**Proposal:** Discharge of Condition 3 (construction management plan) of planning permission 5/2020/3022 allowed at appeal dated 31/01/2022 for Demolition of all existing buildings, structures and hardstanding and redevelopment of the site to provide a new retirement community comprising 80 assisted living apartments with community facilities and 44 bungalows together with associated access, bridleway extension, landscaping, amenity space, car parking and associated and ancillary work at Land To Rear Of Burston Garden Centre North Orbital Road Chiswell Green St Albans Hertfordshire

**Applicant:**  
Mr O Yeats St Albans Trustees I Ltd  
And St Albans Trustees II Ltd  
C/o Agent

**Agent:**  
Mr David Phillips DPV Consult  
20 Clyde Road London N22 7AE

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F0763>

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**ST ALBANS DISTRICT COUNCIL TECHNICAL APPLICATIONS**

**Application No:** 5/2023/0786

**Ward:** Park Street

**Area:** S

**Proposal:** Discharge of Condition 11 (rights of way improvement plan) of planning permission 5/2020/3022 allowed at appeal dated 31/01/2022 for Demolition of all existing buildings, structures and hardstanding and redevelopment of the site to provide a new retirement community comprising 80 assisted living apartments with community facilities and 44 bungalows together with associated access, bridleway extension, landscaping, amenity space, car parking and associated and ancillary works at Land To Rear Of Burston Garden Centre North Orbital Road Chiswell Green St Albans Hertfordshire

**Applicant:**

Burston Nurseries Ltd  
Burston Garden Centre North Orbital  
Road Chiswell Green AL2 2DS

**Agent:**

DLA Town Planning Ltd  
5 The Gavel Centre Porters Wood St Albans  
Hertfordshire AL3 6PQ

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**Application No:** 5/2023/0755

**Ward:** Redbourn

**Area:** N

**Proposal:** Certificate of Lawfulness (proposed) - Loft extension with dormer to rear at 22 Cavan Road Redbourn Hertfordshire AL3 7BJ

**Applicant:**

Mr & Mrs Doe  
22 Cavan Road Redbourn  
Hertfordshire AL3 7BJ

**Agent:**

RP Projects Ltd  
22 Hillside Road Bushey Hertfordshire WD23  
2HA

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**Application No:** TP/2023/0165

**Ward:** Sopwell

**Proposal:** Copper Beech in rear garden (T1) - crown reduction of up to 2 metres (to 6 metres above ground level) and crown thin by 20%, to provide sufficient clearance to property. at 186 Riverside Road St Albans Hertfordshire AL1 1SF

**Applicant:**

D Fecht  
186 Riverside Road St Albans  
Hertfordshire AL1 1SF

**Agent:**

D Fecht  
186 Riverside Road St Albans Hertfordshire  
AL1 1SF

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**ST ALBANS DISTRICT COUNCIL TECHNICAL APPLICATIONS**

**Application No:** 5/2023/0762

**Ward:** Sopwell

**Area:** S

**Proposal:** Certificate of Lawfulness (proposed) - Hip to gable loft conversion and roof lights to the front elevation at 7 Priory Walk St Albans Hertfordshire AL1 2JA

**Applicant:**

Mr & Mrs Schirmeister and Logan  
7 Priory Walk St Albans Hertfordshire  
AL1 2JA

**Agent:**

Miss Hannah Grinsted Planning Drawings Ltd  
Roscrowden Northfield Birmingham B315PX

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**Application No:** 5/2023/0765

**Ward:** Sopwell

**Area:** S

**Proposal:** Certificate of Lawfulness (proposed) - 6 solar panels are to be placed on the roof facing the street. The dimensions are 1722±2mm x 1134±2mm x 30±1mm.No other changes.The Solar Bureau is recommended by St Albans City and District Council. at 1 Nunnery Stables St Albans Hertfordshire AL1 2AS

**Applicant:**

Ms R Knight  
1 Nunnery Stables St Albans  
Hertfordshire AL1 2AS

**Agent:**

Ms R Knight  
1 Nunnery Stables St Albans Hertfordshire  
AL1 2AS

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**Application No:** 5/2023/0784

**Ward:** Sopwell

**Area:** s

**Proposal:** Discharge of Condition 24 (remediation verification report) of planning permission 5/2021/2913 dated 24/02/2022 for Demolition of existing building and construction of seven, three bedroom dwellings with associated access road, car parking and landscaping, and new substation at Former Sopwell Centre Cottonmill Lane St Albans Hertfordshire

**Applicant:**

Mr T Adeyemi St Albans City & District  
Council  
Civic Centre St Peters Street St Albans  
Hertfordshire AL1 3LD

**Agent:**

Mr T Adeyemi St Albans City & District Council  
Civic Centre St Peters Street St Albans  
Hertfordshire AL1 3LD

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**Application No:** 5/2023/0756

**Ward:** St Peters

**Area:** C

**Proposal:** Advertisement consent - One externally illuminated sign and one entrance sign at Clockhouse Court 5-7 London Road St Albans Hertfordshire

**Applicant:**

Mr M Wilkshire  
5-7 Clockhouse Court London Road St  
Albans Hertfordshire AL1 1LA

**Agent:**

Mr Hayden Todd Aitchison Raffety  
King House 55 Victoria Street St Albans  
Hertfordshire AL1 3ER

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**ST ALBANS DISTRICT COUNCIL TECHNICAL APPLICATIONS**

**Application No:** 5/2023/0766

**Ward:** St Peters

**Area:** C

**Proposal:** Prior Approval - Change of use from Class E (retail) to Class C3 (residential) for one apartment on first floor at 9 Chequer Street St Albans Hertfordshire AL1 3YJ

**Applicant:**

St Albans 20 Ltd  
C/O Agent

**Agent:**

Mr D Slidel Jaspar Management Ltd  
15-19 Church Road Stanmore London HA7  
4AR

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**Application No:** 5/2023/0778

**Ward:** St Peters

**Area:** C

**Proposal:** Prior Approval - Change of use from Class E (retail) to Class C3 (residential) on the first and second floor consisting of two apartments at 11 Chequer Street St Albans Hertfordshire AL1 3YJ

**Applicant:**

M W Trustees Ltd  
C/O Agent

**Agent:**

Mr D Slidel Jaspar Management Ltd  
15-19 Church Road Stanmore London HA7  
4AR

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**Application No:** 5/2023/0769

**Ward:** St Peters

**Area:** C

**Proposal:** Discharge of Condition 5 (windows) of planning permission 5/2022/1405 dated 28/03/2023 for Variation of Conditions to allow for changes to the approved scheme consisting of: omission of green walls; retention of Lime Tree to Bricket Road; amendments to plant enclosures, brickwork, perforated screens, window louvres, stone fins, canopies; window walling instead of curtain walling; extended wall to Bricket Road and Victoria Street; and amendments to hard and soft landscaping. The conditions to be varied are conditions 2 (approved plans), 3 (materials), 4 (sample panels), 5 (window details), 7 (fins and canopies), 9 (landscaping scheme), 10 (landscaping), 13 (trees), 14 (landscape maintenance), 24 (preliminary ecological appraisal), and 44 (air source heat pumps) of planning permission 5/2020/1773 dated 28/01/2021 for A mixed-use scheme comprising 93 units of Class C3 accommodation, approximately 6,200m<sup>2</sup> of flexible commercial floor space and associated plant, landscaping including public realm, car and cycle parking and access works at Civic Centre Opportunity Site (South) Victoria Street St Albans Hertfordshire

**Applicant:**

Morgan Sindall Construction and  
Infrastructure Ltd  
C/o Agent

**Agent:**

Emily Warner Smith Jenkins Ltd  
7 Canon Harnett Court Milton Keynes  
Buckinghamshire MK12 5NF

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**ST ALBANS DISTRICT COUNCIL TECHNICAL APPLICATIONS**

**Application No:** 5/2023/0770

**Ward:** St Peters

**Area:** C

**Proposal:** Discharge of Condition 6 (panels, screens, railings and balustrades) of planning permission 5/2022/1405 dated 28/03/2023 for Variation of Conditions to allow for changes to the approved scheme consisting of: omission of green walls; retention of Lime Tree to Bricket Road; amendments to plant enclosures, brickwork, perforated screens, window louvres, stone fins, canopies; window walling instead of curtain walling; extended wall to Bricket Road and Victoria Street; and amendments to hard and soft landscaping. The conditions to be varied are conditions 2 (approved plans), 3 (materials), 4 (sample panels), 5 (window details), 7 (fins and canopies), 9 (landscaping scheme), 10 (landscaping), 13 (trees), 14 (landscape maintenance), 24 (preliminary ecological appraisal), and 44 (air source heat pumps) of planning permission 5/2020/1773 dated 28/01/2021 for A mixed-use scheme comprising 93 units of Class C3 accommodation, approximately 6,200m<sup>2</sup> of flexible commercial floorspace and associated plant, landscaping including public realm, car and cycle parking and access works at Civic Centre Opportunity Site (South) Victoria Street St Albans Hertfordshire

**Applicant:**

Morgan Sindall Construction and  
Infrastructure Ltd  
C/o Agent

**Agent:**

Emily Warner Smith Jenkins Ltd  
7 Canon Harnett Court Milton Keynes  
Buckinghamshire MK12 5NF

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F0770>

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**Application No:** 5/2023/0771

**Ward:** St Peters

**Area:** C

**Proposal:** Discharge of Condition 12 (landscape management plan) of planning permission 5/2022/1405 dated 28/03/2023 for Variation of Conditions to allow for changes to the approved scheme consisting of: omission of green walls; retention of Lime Tree to Bricket Road; amendments to plant enclosures, brickwork, perforated screens, window louvres, stone fins, canopies; window walling instead of curtain walling; extended wall to Bricket Road and Victoria Street; and amendments to hard and soft landscaping. The conditions to be varied are conditions 2 (approved plans), 3 (materials), 4 (sample panels), 5 (window details), 7 (fins and canopies), 9 (landscaping scheme), 10 (landscaping), 13 (trees), 14 (landscape maintenance), 24 (preliminary ecological appraisal), and 44 (air source heat pumps) of planning permission 5/2020/1773 dated 28/01/2021 for A mixed-use scheme comprising 93 units of Class C3 accommodation, approximately 6,200m<sup>2</sup> of flexible commercial floorspace and associated plant, landscaping including public realm, car and cycle parking and access works at Civic Centre Opportunity Site (South) Victoria Street St Albans Hertfordshire

**Applicant:**

Morgan Sindall Construction and  
Infrastructure Ltd  
C/o Agent

**Agent:**

Emily Warner Smith Jenkins Ltd  
7 Canon Harnett Court Milton Keynes  
Buckinghamshire MK12 5NF

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**ST ALBANS DISTRICT COUNCIL TECHNICAL APPLICATIONS**

**Application No:** 5/2023/0772

**Ward:** St Peters

**Area:** C

**Proposal:** Discharge of Condition 27 (travel plan timetable) of planning permission 5/2022/1405 dated 28/03/2023 for Variation of Conditions to allow for changes to the approved scheme consisting of: omission of green walls; retention of Lime Tree to Bricket Road; amendments to plant enclosures, brickwork, perforated screens, window louvres, stone fins, canopies; window walling instead of curtain walling; extended wall to Bricket Road and Victoria Street; and amendments to hard and soft landscaping. The conditions to be varied are conditions 2 (approved plans), 3 (materials), 4 (sample panels), 5 (window details), 7 (fins and canopies), 9 (landscaping scheme), 10 (landscaping), 13 (trees), 14 (landscape maintenance), 24 (preliminary ecological appraisal), and 44 (air source heat pumps) of planning permission 5/2020/1773 dated 28/01/2021 for A mixed-use scheme comprising 93 units of Class C3 accommodation, approximately 6,200m<sup>2</sup> of flexible commercial floorspace and associated plant, landscaping including public realm, car and cycle parking and access works at Civic Centre Opportunity Site (South) Victoria Street St Albans Hertfordshire

**Applicant:**

Morgan Sindall Construction and  
Infrastructure Ltd  
C/o Agent

**Agent:**

Emily Warner Smith Jenkins Ltd  
Wolverton Mill Milton Keynes  
Buckinghamshire MK12 5NF

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**Application No:** 5/2023/0773

**Ward:** St Peters

**Area:** C

**Proposal:** Discharge of Condition 33 (noise and vibration levels) of planning permission 5/2022/1405 dated 28/03/2023 for Variation of Conditions to allow for changes to the approved scheme consisting of: omission of green walls; retention of Lime Tree to Bricket Road; amendments to plant enclosures, brickwork, perforated screens, window louvres, stone fins, canopies; window walling instead of curtain walling; extended wall to Bricket Road and Victoria Street; and amendments to hard and soft landscaping. The conditions to be varied are conditions 2 (approved plans), 3 (materials), 4 (sample panels), 5 (window details), 7 (fins and canopies), 9 (landscaping scheme), 10 (landscaping), 13 (trees), 14 (landscape maintenance), 24 (preliminary ecological appraisal), and 44 (air source heat pumps) of planning permission 5/2020/1773 dated 28/01/2021 for A mixed-use scheme comprising 93 units of Class C3 accommodation, approximately 6,200m<sup>2</sup> of flexible commercial floorspace and associated plant, landscaping including public realm, car and cycle parking and access works at Civic Centre Opportunity Site (South) Victoria Street St Albans Hertfordshire

**Applicant:**

Morgan Sindall Construction and  
Infrastructure Ltd  
C/o Agent

**Agent:**

Emily Warner Smith Jenkins Ltd  
7 Canon Harnett Court Milton Keynes  
Buckinghamshire MK12 5NF

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**ST ALBANS DISTRICT COUNCIL TECHNICAL APPLICATIONS**

**Application No:** 5/2023/0774

**Ward:** St Peters

**Area:** C

**Proposal:** Discharge of Condition 34 (sound insulation) of planning permission 5/2022/1405 dated 28/03/2023 for Variation of Conditions to allow for changes to the approved scheme consisting of: omission of green walls; retention of Lime Tree to Bricket Road; amendments to plant enclosures, brickwork, perforated screens, window louvres, stone fins, canopies; window walling instead of curtain walling; extended wall to Bricket Road and Victoria Street; and amendments to hard and soft landscaping. The conditions to be varied are conditions 2 (approved plans), 3 (materials), 4 (sample panels), 5 (window details), 7 (fins and canopies), 9 (landscaping scheme), 10 (landscaping), 13 (trees), 14 (landscape maintenance), 24 (preliminary ecological appraisal), and 44 (air source heat pumps) of planning permission 5/2020/1773 dated 28/01/2021 for A mixed-use scheme comprising 93 units of Class C3 accommodation, approximately 6,200m<sup>2</sup> of flexible commercial floorspace and associated plant, landscaping including public realm, car and cycle parking and access works at Civic Centre Opportunity Site (South) Victoria Street St Albans Hertfordshire

**Applicant:**

Morgan Sindall Construction and  
Infrastructure Ltd  
C/o Agent

**Agent:**

Emily Warner Smith Jenkins Ltd  
7 Canon Harnett Court Milton Keynes  
Buckinghamshire MK12 5NF

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**Application No:** 5/2023/0775

**Ward:** St Peters

**Area:** C

**Proposal:** Discharge of Condition 40 (lighting) of planning permission 5/2022/1405 dated 28/03/2023 for Variation of Conditions to allow for changes to the approved scheme consisting of: omission of green walls; retention of Lime Tree to Bricket Road; amendments to plant enclosures, brickwork, perforated screens, window louvres, stone fins, canopies; window walling instead of curtain walling; extended wall to Bricket Road and Victoria Street; and amendments to hard and soft landscaping. The conditions to be varied are conditions 2 (approved plans), 3 (materials), 4 (sample panels), 5 (window details), 7 (fins and canopies), 9 (landscaping scheme), 10 (landscaping), 13 (trees), 14 (landscape maintenance), 24 (preliminary ecological appraisal), and 44 (air source heat pumps) of planning permission 5/2020/1773 dated 28/01/2021 for A mixed-use scheme comprising 93 units of Class C3 accommodation, approximately 6,200m<sup>2</sup> of flexible commercial floorspace and associated plant, landscaping including public realm, car and cycle parking and access works at Civic Centre Opportunity Site (South) Victoria Street St Albans Hertfordshire

**Applicant:**

Morgan Sindall Construction and  
Infrastructure Ltd  
C/o Agent

**Agent:**

Emily Warner Smith Jenkins Ltd  
7 Canon Harnett Court Milton Keynes  
Buckinghamshire MK12 5NF

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## ST ALBANS DISTRICT COUNCIL TECHNICAL APPLICATIONS

**Application No:** 5/2023/0776

**Ward:** St Peters

**Area:** C

**Proposal:** Discharge of Condition 43 (privacy screening) of planning permission 5/2022/1405 dated 28/03/2023 for Variation of Conditions to allow for changes to the approved scheme consisting of: omission of green walls; retention of Lime Tree to Bricket Road; amendments to plant enclosures, brickwork, perforated screens, window louvres, stone fins, canopies; window walling instead of curtain walling; extended wall to Bricket Road and Victoria Street; and amendments to hard and soft landscaping. The conditions to be varied are conditions 2 (approved plans), 3 (materials), 4 (sample panels), 5 (window details), 7 (fins and canopies), 9 (landscaping scheme), 10 (landscaping), 13 (trees), 14 (landscape maintenance), 24 (preliminary ecological appraisal), and 44 (air source heat pumps) of planning permission 5/2020/1773 dated 28/01/2021 for A mixed-use scheme comprising 93 units of Class C3 accommodation, approximately 6,200m<sup>2</sup> of flexible commercial floorspace and associated plant, landscaping including public realm, car and cycle parking and access works at Civic Centre Opportunity Site (South) Victoria Street St Albans Hertfordshire

**Applicant:**

Morgan Sindall Construction and  
Infrastructure Ltd  
C/o Agent

**Agent:**

Emily Warner Smith Jenkins Ltd  
7 Canon Harnett Court Milton Keynes  
Buckinghamshire MK12 5NF

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**Application No:** 5/2023/0790

**Ward:** Verulam

**Area:** C

**Proposal:** Discharge of Condition 3 (window detail) of Listed Building consent 5/2020/2826 dated 29/01/2021 for Change of use from Class B1(office) to Class C3 (a) (residential) and replacement front windows (resubmission following refusal of 5/2020/0775) at 38 Holywell Hill St Albans Hertfordshire AL1 1BU

**Applicant:**

C Price  
38 Holywell Hill St Albans Hertfordshire  
AL1 1BU

**Agent:**

C Price  
38 Holywell Hill St Albans Hertfordshire AL1  
1BU

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F0790>

**Application No:** 5/2023/0699

**Ward:** Verulam

**Area:** C

**Proposal:** Discharge of Condition 3 (materials) of planning permission 5/2022/2379 dated 27/01/2023 for Demolition of existing dwelling and construction of one, five bedroom detached dwelling at 50 Midway St Albans Hertfordshire AL3 4BQ

**Applicant:**

Mr & Mrs Gardner  
50 Midway St Albans Hertfordshire  
AL3 4BQ

**Agent:**

Mr Oguz Uskuri Uskuri Theobald Architects  
5 Parkway Cedars Court St Albans  
Hertfordshire AL3 6PA

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## ST ALBANS DISTRICT COUNCIL TECHNICAL APPLICATIONS

**EXPLANATORY NOTE:** The Local Planning Authority must determine any prior approval notification within a 42 day time period (householders) or a 56 day time period (changes of use). Failure to do so results in an approval being granted automatically. Non Material Amendment applications should be determined within 28 days.

These notifications are a matter of law and are assessed solely against the relevant part of planning legislation. The law only allows consideration of a small, limited number of technical matters.

In the case of tree work Conservation Area Notice applications, these must be determined within 6 weeks after receipt date as approval exists by default after this Notice period. Conservation Area Notices can only be refused if the Council serves a Tree Preservation Order to protect the affected trees.