

ST ALBANS DISTRICT COUNCIL TECHNICAL APPLICATION WEEKLY LIST REGISTERED WEEK ENDING 14/07/2023

Application No: 5/2023/1433

Ward: Bernards Heath

Area: C

Proposal: Prior Approval - Single storey rear extension 2.98m in height x 3m in depth (5.05m in depth from original rear wall) and 2.74m in height to the eaves at 27 Sandridge Road St Albans Hertfordshire AL1 4AE

Applicant:

Mr F Mok
27 Sandridge Road St Albans
Hertfordshire AL1 4AE

Agent:

Mr Steven Johnston Divine Design
Consultants Ltd
49 Queens Crescent St Albans Hertfordshire
AL4 9QQ

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F1433>

Application No: 5/2023/1426

Ward: Bernards Heath

Area: C

Proposal: Non Material Amendment - Changes to off-site highways works of planning permission 5/2021/0423 dated 12/01/2022 for Outline application (access sought) - Residential development of up to 150 dwellings together with all associated works at Land to Rear of 112-156b Harpenden Road St Albans Hertfordshire

Applicant:

Hunston Properties and the Trustees
of The Sewell Trust
C/o Agent

Agent:

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

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F1426>

Application No: 5/2023/1427

Ward: Bernards Heath

Area: C

Proposal: Non Material Amendment - Changes to the route of the north west pedestrian access of planning permission 5/2021/0423 dated 12/01/2022 for Outline application (access sought) - Residential development of up to 150 dwellings together with all associated works at Land to Rear of 112-156b Harpenden Road St Albans Hertfordshire

Applicant:

Hunston Properties and the Trustees
of The Sewell Trust
C/o Agent

Agent:

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

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F1427>

ST ALBANS DISTRICT COUNCIL TECHNICAL APPLICATIONS

Application No: 5/2023/1461

Ward: Clarence

Area: C

Proposal: Prior Notification - Single storey rear extension 3.5m in height x 4.5m in depth with 3.3m height to the eaves at 4 Campfield Road St Albans Hertfordshire AL1 5JA

Applicant:

Mr & Mrs Wainwright
4 Campfield Road St Albans
Hertfordshire AL1 5JA

Agent:

Ms Katie Lingwood Lingwood Design
Architects Ltd
55 Salisbury Avenue St Albans Hertfordshire
AL1 4TZ

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F1461>

Application No: 5/2023/1460

Ward: Clarence

Area: C

Proposal: Certificate of Lawfulness (proposed) - Proposed single storey 3m deep rear extension with flat roof and flat roof light. Pitched roof external canopy over front door. Hip to gable loft conversion with dormer window and roof lights, alterations to existing windows and doors, PV Array and external insulation plus render at 4 Campfield Road St Albans Hertfordshire AL1 5JA

Applicant:

Mr & Mrs Wainwright
4 Campfield Road St Albans
Hertfordshire AL1 5JA

Agent:

Ms Katie Lingwood Lingwood Design
Architects Ltd
55 Salisbury Avenue St Albans Hertfordshire
AL1 4TZ

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F1460>

Application No: 5/2023/1473

Ward: Clarence

Area: C

Proposal: Certificate of Lawfulness (proposed) - Loft conversion with rear dormer and rooflights at 6 Eaton Road St Albans Hertfordshire AL1 4UE

Applicant:

Mr D Byrne
6 Eaton Road St Albans Hertfordshire
AL1 4UE

Agent:

Mr D Michel Duncan James Design
33 Camp Road St Albans Hertfordshire AL1
5DX

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F1473>

Application No: TP/2023/0347

Ward: Clarence

Proposal: Reduce Oak tree in the rear garden by approximately 20% to maintain light levels in the garden & house. This is a repeat request of identical works carried out several years ago at 37 Clarence Road St Albans Hertfordshire AL1 4NP

Applicant:

Mrs E Gorton
37 Clarence Road St Albans
Hertfordshire AL1 4NP

Agent:

Simon Gray St Albans Trees & Gardens Ltd
32 Furze Avenue St Albans Hertfordshire
AL4 9NE

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F0347>

ST ALBANS DISTRICT COUNCIL TECHNICAL APPLICATIONS

Application No: 5/2023/1112

Ward: Harpenden East

Area: N

Proposal: Certificate of Lawfulness (proposed) - Construction of single storey gym storage in back garden to main house at 3 Browning Road Harpenden Hertfordshire AL5 4TS

Applicant:

Mr H Seddon
3 Browning Road Harpenden
Hertfordshire AL5 4TS

Agent:

Howard Pease Architects
Old Batford Mill Lower Luton Road
Harpenden Hertfordshire AL5 5BZ

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F1112>

Application No: TP/2023/0334

Ward: Harpenden South

Proposal: T1 & T2 - 2 x Lawson Cypress - Fell because of excessive shading and low amenity value.
T3 & T4 - 2 x Leyland Cypress to fell as growing through an Ash tree and a Fir tree which are to be kept.
T5, T6 & T7 - 3 x Betula Utilis Jacqemontii - crown clean and a reduction of 20%, minor crown lift at 21 West Common Way Harpenden Hertfordshire AL5 2LH

Applicant:

Mr P Moxham
21 West Common Way Harpenden
Hertfordshire AL5 2LH

Agent:

Mr P Moxham
21 West Common Way Harpenden
Hertfordshire AL5 2LH

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F/202%2F0334>

Application No: TP/2023/0338

Ward: Harpenden South

Proposal: T1 Scotts Pine to the side - Fell at 36 Barlings Road Harpenden Hertfordshire AL5 2BJ

Applicant:

Mrs Owens
36 Barlings Road Harpenden
Hertfordshire AL5 2BJ

Agent:

Franks Forestry Ltd
64 Dalkeith Road Harpenden Hertfordshire
AL5 5PW

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F/202%2F0338>

ST ALBANS DISTRICT COUNCIL TECHNICAL APPLICATIONS

Application No: TP/2023/0329 **Ward:** Harpenden West

Proposal: At rear of News Agent (1a) and behind No 5 Station Road To section fell multi-stemmed Conifer showing evidence of undermining ground, blocking gutters and drains of neighbouring properties at 5 Station Road Harpenden Hertfordshire AL5 4SA

Applicant:
Mr John Curtis
17a Townsend Road Harpenden Herts
AL5 4BQ

Agent:
Mrs C Shadbolt Neil Shadbolt Tree Surgery
Ltd
18 Bowland Crescent Dunstable
Bedfordshire LU6 3QD

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F0329>

Application No: 5/2023/1459 **Ward:** Harpenden West **Area:** N

Proposal: Discharge of Conditions 3 (brick panels), 4 (gable end work) and 5 (sample of materials) of Listed Building consent 5/2022/2383 dated 17/02/2023 for Reconstruction of decayed timber frame to rear gable and associated works to infill panels, and replacement of decayed timber windows to rear at 15 Leyton Road Harpenden Hertfordshire AL5 2HY

Applicant:
Mr M & M Ridgers and Pearse
9 - 11 Victoria Street St Albans
Hertfordshire AL1 3UB

Agent:
Mr David Llewellyn Priory Heritage
The Old Clay Works Colmworth Road Little
Staughton MK44 2BX

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F1459>

Application No: TP/2023/0337 **Ward:** Harpenden West

Proposal: T1 Cedar Crown reduction back to primary cuts (2-3m approx) at 42 Amenbury Lane Harpenden Hertfordshire AL5 2DF

Applicant:
Mrs Butterworth
42 Amenbury Lane Harpenden
Hertfordshire AL5 2DF

Agent:
Franks Forestry Ltd
64 Dalkeith Road Harpenden Hertfordshire
AL5 5PW

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F0337>

Application No: 5/2023/1468 **Ward:** Harpenden West **Area:** N

Proposal: Certificate of Lawfulness (proposed) - Hip to gable loft conversion with flat roof rear dormer and rooflights to front at 25 Highfield Avenue Harpenden Hertfordshire AL5 5UB

Applicant:
Mr C Bonner
25 Highfield Avenue Harpenden
Hertfordshire AL5 5UB

Agent:
Mr Eren Munir
192 Tottenham Road London N13 6DL

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F1468>

ST ALBANS DISTRICT COUNCIL TECHNICAL APPLICATIONS

Application No: 5/2023/1476 **Ward:** Harpenden West **Area:** N
Proposal: Advertisement consent - Display of non-illuminated sign to ATM at 28 Station Road Harpenden Hertfordshire AL5 4SE

Applicant:
Cardtronics UK Ltd T/A CASHZONE
9th Floor 5 Merchant Square London
W2 1BQ

Agent:
Cardtronics UK Ltd T/A CASHZONE
9th Floor 5 Merchant Square London W2
1BQ

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F1476>

Application No: 5/2023/1501 **Ward:** Harpenden West **Area:** N
Proposal: Prior Approval - Change of use of former Class E offices to six Class C3 apartments comprising two, one bedroom and four, two bedroom apartments at Signature House 23 Vaughan Road Harpenden Hertfordshire AL5 4EL

Applicant:
Mr R Albone Albone Biddle & Partners
Ltd
23 Signature House Vaughan Road
Harpenden Hertfordshire AL5 4EL

Agent:
Mr R Albone BBR Design
7 Paynes Park Hitchin Hertfordshire SG51EH

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F1501>

Application No: TP/2023/0298 **Ward:** Harpenden West
Proposal: Removal of 1 Silver Birch tree - diseased. Removal of 1 self seeded Cobnut tree. Both trees are near the boundary wall between 41 Bowling Close and 31-35 Queens Road at 31-35 Queens Road Harpenden Hertfordshire AL5 1QW

Applicant:
C Barber
41 Bowling Close Harpenden
Hertfordshire AL5 1QP

Agent:
C Barber
41 Bowling Close Harpenden Hertfordshire
AL5 1QP

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F0298>

Application No: 5/2023/1257 **Ward:** London Colney **Area:** S
Proposal: Advertisement consent - Display of internally illuminated lettering sign at Unit 1 Colney Fields Shopping Park Barnet Road London Colney Hertfordshire AL2 1AB

Applicant:
Mrs S Humphries Greggs Plc
12 Martin Dale Loggerheads Market
Drayton Shropshire TF9 4DH

Agent:
Mrs S Humphries Greggs Plc
B3 Muckleston Business Centre Market
Drayton Shropshire TF9 4FB

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F1257>

ST ALBANS DISTRICT COUNCIL TECHNICAL APPLICATIONS

Application No: 5/2023/1448

Ward: Marshalswick West

Area: C

Proposal: Discharge of Conditions 3 (sample of materials) and 6 (hard and soft landscaping) of planning permission 5/2022/2478 dated 28/04/23 for Construction of one, three bedroom detached dwelling with associated parking and landscaping and new garage block following demolition of existing garages and outbuildings, installation of solar panels, reconfiguration of parking area and resurfacing of shared drive, new vehicle crossover and creation of new parking spaces for Flat 1 and 3 at 150 St Albans Road Sandridge Hertfordshire

Applicant:

Mr G Hunt
C/o Agent

Agent:

Jon Moulding JLM Architecture Ltd
15 Station Road Harpenden Hertfordshire
AL5 4SQ

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F1448>

Application No: 5/2023/1260

Ward: Park Street

Area: S

Proposal: Certificate of Lawfulness (proposed)- Use of property to care for two people with learning disabilities at 10 Homestead Close Park Street St Albans Hertfordshire AL2 2TB

Applicant:

Mr J Handog
10 Homestead Close Park Street
Hertfordshire AL2 2TB

Agent:

Mr J Handog
10 Homestead Close Park Street
Hertfordshire AL2 2TB

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F1260>

Application No: 5/2023/1403

Ward: Park Street

Area: S

Proposal: Discharge of Condition 9 (site levels) of planning permission 5/2020/3022 allowed on 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:

Mr O Smith
112-116 New Oxford St London
WC1A 1HH

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%2F1403>

ST ALBANS DISTRICT COUNCIL TECHNICAL APPLICATIONS

Application No: 5/2023/1404

Ward: Park Street

Area: S

Proposal: Discharge of Conditions 12 (surface water drainage scheme) and 13 (implementation, maintenance and management of the sustainable drainage scheme) of planning permission 5/2020/3022 allowed on 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:

Mr O Smith
112-116 New Oxford St London
WC1A 1HH

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%2F1404>

Application No: 5/2023/1443

Ward: Park Street

Area: S

Proposal: Non Material Amendment - Amendments to the siting of all plots and increase in the ridge height of plot 3 of planning permission 5/2023/0781 dated 04/07/2023 for Approval of Reserved Matters (appearance, landscaping, layout and scale) following outline permission 5/2020/1667 allowed at appeal dated 11/06/2021 for Erection of nine dwellings at Land Adjacent to Winslo House 200 Radlett Road Frogmore St Albans Hertfordshire AL2 2EN

Applicant:

Troy Homes
C/o Agent

Agent:

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

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F1443>

Application No: 5/2023/1458

Ward: Park Street

Area: S

Proposal: Certificate of Lawfulness (proposed) - B8 Storage. No alterations to building required at Lower Stud Drop Lane Bricket Wood Hertfordshire

Applicant:

Mr N Chopping
Lower Stud Drop Lane St Albans
Hertfordshire AL2 3TX

Agent:

Mrs Janet Long Planit Consulting
3 Innovation Place Godalming Surrey GU7
1JX

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F1458>

ST ALBANS DISTRICT COUNCIL TECHNICAL APPLICATIONS

Application No: 5/2023/1447

Ward: Redbourn

Area: N

Proposal: Discharge of Conditions 4 (samples of materials) of Listed Building consent 5/2021/2152 dated 29/09/2021 for Partial rebuild of fire damaged Barn (resubmission following refusal of 5/2020/0240LB) at Woodend Farm Cherry Tree Lane Hemel Hempstead Hertfordshire HP2 7HS

Applicant:

Mr J Maidment
Woodend Farm Cherry Tree Lane
Hemel Hempstead Hertfordshire HP2
7HS

Agent:

Mr Tim Gebhard Gebhard And Goodwin
Architects Ltd
92 The Park Redbourn Hertfordshire AL3 7LT

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F1447>

Application No: 5/2023/1450

Ward: Redbourn

Area: N

Proposal: Discharge of Condition 2 (approved plans) of 5/2021/2152 dated 29/09/21 of Listed Building consent - Partial rebuild of fire damaged Barn (resubmission following refusal of 5/2020/0240LB) at Woodend Farm Cherry Tree Lane Hemel Hempstead Hertfordshire HP2 7HS

Applicant:

Mr J Maidment
Woodend Farm Cherry Tree Lane
Hemel Hempstead Hertfordshire HP2
7HS

Agent:

Mr Tim Gebhard Gebhard And Goodwin
Architects Ltd
92 The Park Redbourn Hertfordshire AL3 7LT

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F1450>

Application No: TP/2023/0340

Ward: Sandridge & Wheathampstead

Proposal: G1 1 Sycamore & 2 Elders - Fell T2 Sorbus - Crown reduction by 1/1.5m approx and crown clean T3 Beech - Crown reduction by 2-3m approx T4 Eucalyptus - Crown reduction by 2-3m approx at The Manor House Mackerye End Harpenden Hertfordshire AL5 5DS

Applicant:

Mr N James
The Manor House Mackerye End
Harpenden Hertfordshire AL5 5DS

Agent:

Franks Forestry Ltd
64 Dalkeith Road Harpenden Hertfordshire
AL5 5PW

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2023%2F0340>

ST ALBANS DISTRICT COUNCIL TECHNICAL APPLICATIONS

Application No: TP/2023/0332 **Ward:** Sopwell

Proposal: T1 Horse Chestnut - THIS TREE IS DEAD AND POTENTIALLY DANGEROUS IF IT FALLS - Remove to ground level and grind out stumps T2 Oak Tree - Deadwood - This tree has a great deal of deadwood within the canopy which could potentially fall on people or vehicles due to its location. T3 - Ash - Remove tree to ground level as this tree has Ash Die back disease at Sopwell House Hotel Cottonmill Lane St Albans Hertfordshire AL1 2HQ

Applicant:
Mr A Bejerano Sopwell House Hotel
Cottonmill Lane St Albans
Hertfordshire AL1 2HQ

Agent:
High Elms Tree Surgery Ltd
Old Beechwood Cheverells Green Markyate
Hertfordshire AL3 8AB

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F202%2F0332>

Application No: TP/2023/0346 **Ward:** Sopwell

Proposal: Eucalyptus-remove to ground level and grind out stump at Laundry Cottage Cottonmill Lane St Albans Hertfordshire AL1 2HE

Applicant:
Verulam
The Estate Office Gorhambury St
Albans Hertfordshire AL3 6AH

Agent:
Mr Frederick Robert Nicholsons
7-8 Melbourne House Corby Gate Business
Park Corby NN17 5JG

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F202%2F0346>

Application No: TP/2023/0335 **Ward:** St Peters

Proposal: Request to remove 4 trees from the rear corner of the back garden to allow for the installation of a new garden shed. Trees are (I believe) Mediterranean Cypress. The garden is enclosed on three sides by approx 20 of these in total at 64 Alma Road St Albans Hertfordshire AL1 3BL

Applicant:
P Sheehan
64 Alma Road St Albans Hertfordshire
AL1 3BL

Agent:
P Sheehan
64 Alma Road St Albans Hertfordshire AL1
3BL

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F202%2F0335>

ST ALBANS DISTRICT COUNCIL TECHNICAL APPLICATIONS

Application No: TP/2023/0333 **Ward:** Verulam

Proposal: Tree Number - G1 Tree Type - Unidentifiable dead tree x2 Approx. Height - 12m Location - see map Service - Section dismantle Work Required - Section dismantle tree to near ground level Reason - to make safe. Tree Number - T1 Tree Type - Beech Approx Height - 15m Location - see map Service - Cut Back Work required - cut back from property only by removing approximately 1.5-2m from lateral spread only. Reason - as per client's instructions Priority code - on. Tree Number - T2 Tree Type - Beech Approx Height - 18m Location - see map Service - Cut Back Work required - cut back from property's only by removing approximately 2-3m from lateral spread only. Reason - as per client's instructions at St Columbas College King Harry Lane St Albans Hertfordshire AL3 4AW

Applicant:
S Pennicott
St Columbas College King Harry Lane
St Albans Hertfordshire AL3 4AW

Agent:
Ruth Brockett Artemis Tree Services Ltd
Old Uxbridge Road West Hyde Hertfordshire
WD3 9XY

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F/202%2F0333>

Application No: TP/2023/0341 **Ward:** Verulam

Proposal: 1 x Ash tree in the rear garden along the front right-hand border (T1 - on sketch plan) pollarded, pruning the tree to the most recent set of pollard points. The client wishes to have the tree pollarded to reduce its size and spread as the lateral growth overhangs the boundary in Cymbeline court and towards the roof and communal areas in The Lawns, the client wishes to reduce the tree to limit any future potential for damage. 1 x Conifer tree in the rear garden along the front right-hand border (T2 - on sketch plan) removed. This tree is situated in a poor position and is being outcompeted by the above ash tree. 1 x Prunus tree in the rear garden along the mid right-hand border (T3 - on sketch plan) reduced in height and spread by up to 2 metres to manage the trees size and reduce the shading into the laundry /drying court beyond it at 9 The Lawns Mount Pleasant St Albans Hertfordshire AL3 4TB

Applicant:
Miss L Joyce
9 The Lawns Mount Pleasant St
Albans Hertfordshire AL3 4TB

Agent:
Mr Philip Dakin CLV Treeworks
147 Watling Street St Albans Hertfordshire
AL2 2NZ

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F/202%2F0341>

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.