

**ST ALBANS DISTRICT COUNCIL TECHNICAL APPLICATION WEEKLY LIST  
REGISTERED WEEK ENDING 01/03/2024**

**Application No:** 5/2024/0338

**Ward:** Batchwood

**Area:** C

**Proposal:** Certificate of Lawfulness (proposed) - Installing an air source heat pump external unit in the rear garden of 21 Newmarket Court at a site that would otherwise be usually with permitted development rights under the Town and Country Planning (General Permitted Development) (England) Order 2015 at 21 Newmarket Court Goldsmith Way St Albans Hertfordshire AL3 5LN

**Applicant:**

Mr E Foale  
21 Newmarket Court, Goldsmith Way  
St Albans Hertfordshire AL3 5LN

**Agent:**

Mr E Foale  
21 Newmarket Court, Goldsmith Way St  
Albans Hertfordshire AL3 5LN

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**Application No:** TP/2024/0120

**Ward:** Bernards Heath

**Proposal:** 1 x rear garden Hazel to reduce by 3m height back to previous pruning points. at 33 Carlisle Avenue St Albans Hertfordshire AL3 5LX

**Applicant:**

Ms H Cervenkova  
33 Carlisle Avenue St Albans  
Hertfordshire AL3 5LX

**Agent:**

Mrs Kate Ryan Evoke Tree Services Ltd  
15 Great Ganett Welwyn Garden City  
Hertfordshire AL7 3DA

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**Application No:** 5/2024/0331

**Ward:** Clarence

**Area:** C

**Proposal:** Prior Notification - Single storey rear extension 3.79m in height x 4.5m in depth with 3.0m height to eaves at 23 Valerie Close St Albans Hertfordshire AL1 5JD

**Applicant:**

Mr E Honeywell Alton  
23 Valerie Close St Albans  
Hertfordshire AL1 5JD

**Agent:**

Detailed Planning Ltd  
Greenside House 50 Station Road London  
N22 7DE

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**ST ALBANS DISTRICT COUNCIL TECHNICAL APPLICATIONS**

**Application No:** 5/2024/0352

**Ward:** Clarence

**Area:** C

**Proposal:** Discharge of Condition 3 (vehicular and pedestrian access detail) of planning permission 5/2022/2365 allowed at appeal dated 27/12/2023 for The development proposed is the conversion of on-site parking court into garden area for existing children's day care nursery at Grasshoppers Day Nursery 20 York Road St Albans Hertfordshire AL1 4PL

**Applicant:**

Childbase Partnership Ltd  
Kingston House Northampton Road  
Newport Pagnell Buckinghamshire  
MK16 8NJ

**Agent:**

Mr Mark Hives Hives Associates Ltd  
Scales Dyke 19 Main Street Lyddington  
Oakham Rutland LE15 9LR

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**Application No:** TP/2024/0112

**Ward:** Clarence

**Proposal:** Rear garden trees. Reduce the Apple tree by approximately 30%. This is because the tree is getting too big for the garden and is in general need of maintenance. Reduce the Hazel by approximately 50% and face-back the Hawthorn to the boundary. This is because the Hazel and Hawthorn are blocking significant light out of the garden and are hindering the growth of other smaller shrubs nearby. Face-back the Portuguese Laurel by approximately 3 metres. This is to increase the clearance to the back of the shed and also allow more light into the garden to allow the other shrubs a better chance to prosper. at 21 Gainsborough Avenue St Albans Hertfordshire AL1 4NJ

**Applicant:**

Marshall  
21 Gainsborough Avenue St Albans  
Hertfordshire AL1 4NJ

**Agent:**

St Albans Trees & Gardens Ltd  
32 Furse Avenue St Albans Hertfordshire  
AL4 9NE

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**Application No:** TP/2024/0114

**Ward:** Clarence

**Proposal:** Remove the lowest epicormic growth from the Oak tree. This will be up to approximately 15ft. The reason for the work is to allow more light into the garden and so there is less interference with the lawn area. By doing so it will enable these points whilst maintaining the overall structure of the tree. at 25 Clarence Road St Albans Hertfordshire AL1 4NP

**Applicant:**

Harris  
25 Clarence Road St Albans  
Hertfordshire AL1 4NP

**Agent:**

St Albans Trees & Gardens Ltd  
32 Furse Avenue St Albans Hertfordshire  
AL4 9NE

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**ST ALBANS DISTRICT COUNCIL TECHNICAL APPLICATIONS**

**Application No:** TP/2024/0113      **Ward:** Clarence

**Proposal:** Face-back to the trunk two lowest overhanging branches on the Ash tree that go over number 21 Gainsborough Avenue. This is to prevent the tree interfering with the garden of number 21 and it will also allow other shrubs to prosper underneath. at 19 Gainsborough Avenue St Albans Hertfordshire AL1 4NJ

**Applicant:**  
Weber  
19 Gainsborough Avenue St Albans  
Hertfordshire AL1 4NJ

**Agent:**  
St Albans Trees & Gardens Ltd  
32 Furse Avenue St Albans Hertfordshire  
AL4 9NE

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**Application No:** 5/2024/0328      **Ward:** Harpenden East      **Area:** N

**Proposal:** Certificate of Lawfulness (proposed) - Erection of garden room/store at 23 Cornwall Road Harpenden Hertfordshire AL5 4TQ

**Applicant:**  
C Gell  
23 Cornwall Road Harpenden  
Hertfordshire AL5 4TQ

**Agent:**  
Mr John Edgell John Edgell Ltd  
37 Hillside Road Harpenden Hertfordshire  
AL5 4BS

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**Application No:** TP/2024/0116      **Ward:** Harpenden South

**Proposal:** Currently the trees/roots are sited in the bottom RH corner of the garden at 124 Cravells Road and have ivy growing on them and are in generally poor condition. One of the previous owners erected fence in front of what remains of the trees (perhaps to eliminate dealing with the trees). I am the new owner of 124 Cravells Road. The intention is to re-establish the correct boundary to the property which falls behind the clump of and tree/roots requesting removal of, which I believe I would then be the owner of. The clump of trees are not protected by a TPO but are within a Conservation Area covering Cravells Road. It appears the trees prior to my ownership have been subject to cutting back due to overhanging. They are at the boundary of 124 Cravells Road and access path at the end of the garden of 22 Eastmoor Park. Both myself and the owner of 22 Eastmoor Park would like to remove the trees. From my perspective I do not want to replant as once the rightful boundary has been re-established I intend to erect a new summerhouse/shed. From my neighbours perspective, the owner of 22 Eastmoor Park the general poor condition of the trees poses a safety issue. I believe he intends to make safe his garden, plant new trees on his property side which does not form part of the Conservation Area at 124 Cravells Road Harpenden Hertfordshire AL5 1BQ

**Applicant:**  
Ms S Swords  
124 Cravells Road Harpenden  
Hertfordshire AL5 1BQ

**Agent:**  
Ms S Swords  
124 Cravells Road Harpenden Hertfordshire  
AL5 1BQ

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**ST ALBANS DISTRICT COUNCIL TECHNICAL APPLICATIONS**

**Application No:** 5/2024/0323

**Ward:** Marshalswick East & Jersey Farm

**Area:** C

**Proposal:** Non Material Amendment - Windows to each side of front door to be double the height of planning permission 5/2023/2015 dated 13/02/2024 for Single storey front porch extension at 4 Milvus Road St Albans Hertfordshire AL4 0LJ

**Applicant:**

Mr Z Karim  
4 Milvus Road St Albans Hertfordshire  
AL4 0LJ

**Agent:**

Mr Norman Mole Norman Mole Associates  
9 Westfield Road Henlow Bedfordshire SG16  
6BN

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**Application No:** 5/2024/0334

**Ward:** Park Street

**Area:** S

**Proposal:** Prior Notification - Single storey rear extension 3.1m in height x 8.0m in depth with 3.1m height to eaves at 16 Hazel Road Park Street St Albans Hertfordshire AL2 2AJ

**Applicant:**

Mr S Kadri  
16 Hazel Road Park Street  
Hertfordshire AL2 2AJ

**Agent:**

Dr Ebrahim Soufiani Creative Engineers Ltd  
22 Kingswood Road Ilford Essex IG3 8UE

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**Application No:** TP/2024/0119

**Ward:** Park Street

**Proposal:** I have a Willow tree approx 65 foot in height located at the bottom of my garden approx 112 feet from my house . I have serious concerns that branches will fall , causing considerable damage to my property and those of my neighbours. My house backs onto River Ver and across the river there are allotments, and beyond those, fields belonging to Hedges Farm so the aspect is quite open to winds and storms. There are several very large trees on the opposite bank whose branches are becoming intertwined with those of my Willow tree. My Willow tree spans to the other side of the river and across my neighbour's garden (nos 27, 29, 31 plus my own 25). It also covers 1/3 my garden towards the house. The tree, as you can tell is enormous. I do not wish to remove the tree only to make it safe. I have sought advice from 3 reliable, professional arborists who all agree the tree is ' out of control' and recommend 40% to 50% pollard. I plan to employ Samuel George Tree Company who come with excellent 5\* reviews , liability insurance etc. They have recommended 40% to 50% pollard of tree, removing dead wood , lowering height and reducing the span of the tree to make it safe. They will conduct the work at the bottom of my garden house removing the waste to the front of the house via access passage between nos. 29 and 31. My chosen company has viewed the access and is confident this can be done. I wish to complete the work during March this year pre nesting period. at 25 Park Street Park Street St Albans Hertfordshire AL2 2PE

**Applicant:**

Ms S Wain  
25 Park Street Park Street  
Hertfordshire AL2 2PE

**Agent:**

Ms S Wain  
25 Park Street Park Street Hertfordshire AL2  
2PE

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**ST ALBANS DISTRICT COUNCIL TECHNICAL APPLICATIONS**

**Application No:** 5/2024/0302

**Ward:** Sandridge & Wheathampstead

**Area:** N

**Proposal:** Non Material Amendment - Changes to elevation treatment, including change from mono-pitched roof to flat roof on the ground floor rear extension, rooflight to porch and alterations to openings of planning permission 5/2023/1322 dated 11/12/2023 for Two storey front extension with gabled element incorporating covered porch, single storey front and rear extensions with rooflights, conversion of garage to habitable accommodation, new garage roof with rooflights, alterations to openings, insertion of new opening to side elevation, new elevation treatments to all facades and rear patio at 50 The Broadway Gustard Wood Wheathampstead Hertfordshire AL4 8LP

**Applicant:**

Mr M Jaquemet  
50 The Broadway Gustard Wood  
Wheathampstead Hertfordshire AL4  
8LP

**Agent:**

Mrs Irene Casajuana CASA Architecture +  
Design  
13 Hyde Park Gardens London N21 2PN

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**Application No:** 5/2024/0340

**Ward:** St Peters

**Area:** C

**Proposal:** Discharge of Conditions 4 (doors and window), 5 (installation of services, finishes or insulation), 7 (staircase, floor finishes and terrace balustrade) and 8 (proposed fitted wardrobes) of Listed Building consent 5/2020/2404 dated 04/03/2021 for Partial demolition of ground floor, change of use of part ground, first and second floors from Class E (commercial, business and service) to Class C3 (residential) to create four flats and two, three storey townhouses, first floor extension with habitable roof accommodation and dormer windows, replacement of existing dormer windows, alterations to openings and associated works and repairs at First Floor And Second Floor The Mansion 1 St Peters Street St Albans Hertfordshire AL1 3DH

**Applicant:**

Mr A Buckland  
69 Hollywell Road Studham  
Bedfordshire LU6 2PA

**Agent:**

Ms Mah E Kamil Faisal Benchmark Architects  
199 Avebury Boulevard Milton Keynes  
Buckinghamshire MK9 1AU

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**Application No:** 5/2024/0336

**Ward:** Verulam

**Area:** C

**Proposal:** Discharge of Condition 14 (drainage management plan) of planning permission 5/2021/0622 dated 12/01/2022 for Variation of Conditions 2 (approved plans), 3 (levels), 4 (artificial grass pitch details), 6 (MUGA details), 7 (playing field specification), 9 (fencing height), 10 (archaeological investigation), 20 (protection of trees) and 23 (emergency access route details) of planning permission 5/2018/2684 dated 05/04/2019 for Conversion of existing playing field pitches to AGP/MUGA pitches at St Columbas College King Harry Lane St Albans Hertfordshire AL3 4AW

**Applicant:**

St Columbas College  
C/o Agent

**Agent:**

Miss Nona Jones DP9 Ltd  
100 Pall Mall London SW1Y 5NQ

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**ST ALBANS DISTRICT COUNCIL TECHNICAL APPLICATIONS**

**Application No:** 5/2024/0337

**Ward:** Verulam

**Area:** C

**Proposal:** Discharge of Condition 16 (general management plan) of planning permission 5/2021/0622 dated 12/01/2022 for Variation of Conditions 2 (approved plans), 3 (levels), 4 (artificial grass pitch details), 6 (MUGA details), 7 (playing field specification), 9 (fencing height), 10 (archaeological investigation), 20 (protection of trees) and 23 (emergency access route details) of planning permission 5/2018/2684 dated 05/04/2019 for Conversion of existing playing field pitches to AGP/MUGA pitches at St Columbas College King Harry Lane St Albans Hertfordshire AL3 4AW

**Applicant:**  
St Columbas College  
C/o Agent

**Agent:**  
Miss Nona Jones DP9 Ltd  
100 Pall Mall London SW1Y 5NQ

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**Application No:** 5/2024/0202

**Ward:** Verulam

**Area:** C

**Proposal:** Discharge of Condition 3 (window specifications) of planning permission 5/2021/3307 dated 17/02/2022 for Replacement front windows at 83 Fishpool Street St Albans Hertfordshire AL3 4RU

**Applicant:**  
Mrs C McConnell  
83 Fishpool Street St Albans  
Hertfordshire AL3 4RU

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

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**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.