

**ST ALBANS DISTRICT COUNCIL TECHNICAL APPLICATION WEEKLY LIST
REGISTERED WEEK ENDING 23/02/2024**

Application No: TP/2024/0093 **Ward:** Batchwood

Proposal: Sycamore 1 - crown reduce to previous points. Sycamore 2 - re pollard back to previous points. Oak tree - cut back from neighbouring property by up to 2 metres and remove epicormic growth. at 39 Normandy Road St Albans Hertfordshire AL3 5PR

Applicant:

Mr C Harlow
30 Housden Close St Albans
Hertfordshire AL4 8TN

Agent:

Mr C Harlow
30 Housden Close St Albans Hertfordshire
AL4 8TN

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0093>

Application No: TP/2024/0097 **Ward:** Bernards Heath

Proposal: TG3 Cypress Remove the closest x 4 trees The tree works are proposed to stop the influence of the tree(s) on the soil below building foundation level and provide long term stability. at Weyver Court Avenue Road St Albans Hertfordshire

Applicant:

IG Environmental Services
Bembridge House 1300 Parkway
Solent Business Park Whiteley
Hampshire PO15 7AE

Agent:

IG Environmental Services
1300 Parkway Solent Business Park
Whiteley Hampshire PO15 7AE

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0097>

Application No: TP/2024/0027 **Ward:** Bernards Heath

Proposal: T1 Beech tree overall crown reduction by approximately 1.5m back to previous pruning points. This is a maintenance program which has been carried out a few years ago. This helps reduce risk of root damage to patio and building. Group 2. Mixed species of small trees with branches overhanging. Cut branches back to boundary line to get more light and space into garden. at 10 Carlisle Avenue St Albans Hertfordshire AL3 5LT

Applicant:

Mr P Finne
10 Carlisle Avenue St Albans
Hertfordshire AL3 5LT

Agent:

Mr C Mc Ginnity
10 Carlisle Avenue St Albans Hertfordshire
AL3 5LT

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0027>

ST ALBANS DISTRICT COUNCIL TECHNICAL APPLICATIONS

Application No: TP/2024/0104 **Ward:** Bernards Heath

Proposal: Rear garden Sycamore tree require 40% crown reduction, leaning towards house and over shadowing garden. at Birchwood 8 Althorp Road St Albans Hertfordshire AL1 3PW

Applicant:
Mr J Stevenson
Birchwood 8 Althorp Road St Albans
Hertfordshire AL1 3PW

Agent:
Mr J Stevenson
8 Althorp Road St Albans Hertfordshire AL1
3PW

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0104>

Application No: 5/2024/0274 **Ward:** Clarence **Area:** C

Proposal: Discharge of Condition 4 (air source heat pump) of planning permission 5/2023/1463 dated 01/08/2023 for Variation of Conditions 2 (approved plans) and 3 (matching materials) - amendment to roof to create hip to gable roof and alterations to chimney of planning permission of 5/2023/0411 dated 20/06/2023 for Demolition of existing garage, construction of single storey side and rear extension with rooflights, loft conversion to habitable accommodation with front and side rooflights and rear dormer window, re-tiling and insulation of the existing roof, replacement porch, re-rendering to front and rear elevations, new air source heat pump, replacement windows and alterations to openings. at 17 Woodstock Road North St Albans Hertfordshire AL1 4QB

Applicant:
Mr & Mrs R & L O'Reilly
17 Woodstock Road North St Albans
Hertfordshire AL1 4QB

Agent:
Mr Michael Collins Michael Collins Architect
12 Purwell lane Hitchin Hertfordshire
SG40NE

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0274>

Application No: 5/2024/0291 **Ward:** Clarence **Area:** C

Proposal: Certificate of Lawfulness (Proposed) - Proposed loft conversion with flat roof rear dormer window. Flat rooflight protruding no higher than 150mm above roof surface and no higher than ridge height, rooflights to front roof slope, protruding no higher than 150mm above roof surface. All materials to match existing house. External insulation and smooth white render to the existing walls (render to match existing rear extension). at 300 Hatfield Road St Albans Hertfordshire AL1 4UN

Applicant:
Mr & Mrs L&G Wappett
300 Hatfield Road St Albans
Hertfordshire AL1 4UN

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%2F2024%2F0291>

ST ALBANS DISTRICT COUNCIL TECHNICAL APPLICATIONS

Application No: TP/2024/0099 **Ward:** Clarence

Proposal: T1 Cotoneaster to reduce and shape by 30%. Tree is growing very close to house and over growing over road. G2 group of 2 conifers to fell and grind. This is to allow more light on to new lawn area. T3 Hazel to coppice at fence height to allow new growth to form better privacy during summer. T4 Maple sucker growing through Apple tree to fell and grind stump. T5 Apple to prune by 30%. T6 Apple to remove old Wisteria from crown and prune by 30%. at 21 Clarence Road St Albans Hertfordshire AL1 4NP

Applicant:
Mrs A Farley
21 Clarence Road St Albans
Hertfordshire AL1 4NP

Agent:
Mr Daniel Winn Albany Tree Care
3 Peters Avenue St Albans Hertfordshire
AL21NJ

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0099>

Application No: 5/2024/0316 **Ward:** Clarence **Area:** C

Proposal: Discharge of Condition 4 (existing and proposed slab levels) of planning permission 5/2022/2082 dated 02/12/2022 for Detached three bedroom dwelling at Land to the Rear of 199 and 201 Hatfield Road St Albans Hertfordshire AL1 4LH

Applicant:
Mr T Senthuran
Land Rear of 201 Hatfield Road St
Albans Hertfordshire AL1 4LJ

Agent:
Mr T Senthuran
Land Rear of 201 Hatfield Road St Albans
Hertfordshire AL1 4LJ

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0316>

Application No: 5/2024/0332 **Ward:** Colney Heath **Area:** S

Proposal: Prior Notification - Single storey rear extension 3.5m in height x 5.0m in depth with 2.7m height to eaves at 4 Smallford Lane Smallford St Albans Hertfordshire AL4 0SA

Applicant:
Dr M Doolan
4 Smallford Lane Smallford St Albans
Hertfordshire AL4 0SA

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

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0332>

Application No: TP/2024/0091 **Ward:** Harpenden East

Proposal: 3 x Ash trees fell to combat subsidence damage to St. Georges School, Sun Lane, HARPENDEN, Hertfordshire, AL5 4TD at St Georges School Sun Lane Harpenden Hertfordshire AL5 4TD

Applicant:
SMC Brown 10148567
2 The Boulevard City West One Park
Office Geldered Road Leeds LS12 6NY

Agent:
SMC Brown 10148567
West One Park Office Geldered Road
Leeds LS12 6NY

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0091>

ST ALBANS DISTRICT COUNCIL TECHNICAL APPLICATIONS

Application No: 5/2024/0324 **Ward:** Harpenden North & Rural **Area:** N

Proposal: Certificate of Lawfulness (Proposed) - Proposed loft conversion and outbuilding at 15 Harpenden Rise Harpenden Hertfordshire AL5 3BG

Applicant:

Mr H Lasonos
15 Harpenden Rise Harpenden
Hertfordshire AL5 3BG

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%2F2024%2F0324>

Application No: TP/2024/0092 **Ward:** Harpenden West

Proposal: T1 - Black pine sectionally dismantle to ground level. Reasons: see attached report ??? SAL/KMA/11879 ??? 6th February 2024 T2 & T3 - Lawson cypress x 2 fell to ground level. Reasons: too close to property and boundary fence at 1 Lavendon Aplins Close Harpenden Hertfordshire AL5 2RJ

Applicant:

Miss G Manley
1 Lavendon Aplins Close Harpenden
Hertfordshire AL5 2RJ

Agent:

Mr Shane Lanigan Urban Forestry
Bedmond Road Abbots Langley
Hertfordshire WD5 0RP

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0092>

Application No: TP/2024/0098 **Ward:** Harpenden West

Proposal: Crown reduction of two Copper Beech trees in the rear garden on the boundary by 20% back to previous pruning points and prune to shape and balance. Copper Beech 1 is on the boundary of 3 Salisbury Avenue and 10 Rothamstead Avenue. Copper Beech 2 is on the boundary of 3 Salisbury Avenue and 12 Rothamstead Avenue. at 3 Salisbury Avenue Harpenden Hertfordshire AL5 2QQ

Applicant:

Mrs E Ruffles
3 Salisbury Avenue Harpenden
Hertfordshire AL5 2QQ

Agent:

Mrs E Ruffles
3 Salisbury Avenue Harpenden Hertfordshire
AL5 2QQ

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0098>

Application No: TP/2024/0101 **Ward:** Harpenden West

Proposal: Rear garden T1 - Silver Birch - Reduce Crown by 33% to maintain size and health of the tree and to allow more light into the garden. at 50 West Common Harpenden Hertfordshire AL5 2JW

Applicant:

C Daly
50 West Common Harpenden
Hertfordshire AL5 2JW

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%2F2024%2F0101>

ST ALBANS DISTRICT COUNCIL TECHNICAL APPLICATIONS

Application No: TP/2024/0102 **Ward:** Harpenden West

Proposal: Magnolia tree (T1) in front garden of 12 Spenser Road, which is overhanging neighbour's drive. Permission requested to carry out routine pruning to reduce height and spread by around 4-6 ft in this and succeeding years, as it requires regular pruning each year. This is the only tree in the garden of No 12 Spenser Road. at 12 Spenser Road Harpenden Hertfordshire AL5 5NN

Applicant:
Mrs M Charlston
12 Spenser Road Harpenden
Hertfordshire AL5 5NN

Agent:
Mrs M Charlston
12 Spenser Road Harpenden Hertfordshire
AL5 5NN

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0102>

Application No: 5/2024/0305 **Ward:** Hill End **Area:** S

Proposal: Certificate of Lawfulness (Proposed) - Single story rear extension, 3m out less than 3m high at 433 Hatfield Road St Albans Hertfordshire AL4 0XP

Applicant:
Mrs C Townsend
433 Hatfield Road St Albans
Hertfordshire AL4 0XP

Agent:
Mr Martin Ballard
1A Hunters Ride Bricket Wood Hertfordshire
AL2 3LY

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0305>

Application No: 5/2024/0308 **Ward:** Hill End **Area:** S

Proposal: Certificate of Lawfulness (Proposed) - Loft conversion at 97 Linden Crescent St Albans Hertfordshire AL1 5DD

Applicant:
Mrs V Bennett
97 Linden Crescent St Albans
Hertfordshire AL1 5DD

Agent:
Mr Jonathan Moffatt JDM Architects
245 The Ridgeway St Albans Hertfordshire
AL4 9XG

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0308>

Application No: 5/2024/0333 **Ward:** London Colney **Area:** S

Proposal: Prior Notification - Single storey rear extension 2.9m in height x 6.0m in depth with 2.9m height to eaves at 34 Caledon Road London Colney Hertfordshire AL2 1PF

Applicant:
Miss Kloty & Ms Ali
34 Caledon Road London Colney
Hertfordshire AL2 1PF

Agent:
Mr David Hewitt Langley Planning & Design
Ltd
Copse Farm House Brookshill Drive Harrow
HA3 6SB

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0333>

ST ALBANS DISTRICT COUNCIL TECHNICAL APPLICATIONS

Application No: 5/2024/0276 **Ward:** Park Street **Area:** S

Proposal: Discharge of conditions 3 (construction management plan) 6 (samples of materials) 9 (existing and finished levels) 12 (surface water drainage scheme) 13 (maintenance and management of sustainable drainage scheme) and 25 (method statement detailing piling and noise emissions) of planning permission 5/2023/0811 dated 28/07/2023 for Variation of Condition 2 (approved plans) to allow alterations to the roof profile of the central part of the Assisted Living building, and alterations to the layout, fenestration and detailing of the Assisted Living building and some of the care bungalows for 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 M Curry
112-116 New Oxford Street 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%2F2024%2F0276>

Application No: 5/2024/0330 **Ward:** Park Street **Area:** S

Proposal: Prior Notification - Single storey rear extension 3.0m in height x 6.0m in depth with 2.92m height to eaves at 30 Penn Road Park Street St Albans Hertfordshire AL2 2QU

Applicant:
Mr & Mrs P & L McAndrew
30 Penn Road Park Street
Hertfordshire AL2 2QU

Agent:
Mr Andreas Georgiou Andreas Georgiou t/a
GIAD
Office F3 Kingsbury House 468 Church Lane
Kingsbury London NW9 8UA

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0330>

Application No: 5/2024/0278 **Ward:** Redbourn **Area:** N

Proposal: Discharge of Conditions 3 (details of repair works to timber frame) and 4 (samples of materials) of 5/2023/1450 dated 30/11/2023 for Variation of Condition 2 (approved plans) to change approved roof from clay tiled to slate tiled of listed building consent 5/2021/2152 dated 29/09/2021 for Partial rebuild of fire damaged barn 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%2F2024%2F0278>

ST ALBANS DISTRICT COUNCIL TECHNICAL APPLICATIONS

Application No: TP/2024/0100 **Ward:** Redbourn

Proposal: Rear garden T1 Silver Birch - Reduce by 33% to maintain size and health of the tree and to allow more light into the garden. at 38a High Street Redbourn Hertfordshire AL3 7LN

Applicant:
D Dawson
38 A High Street Redbourn
Hertfordshire AL3 7LN

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%2F2024%2F0100>

Application No: 5/2024/0232 **Ward:** Sandridge & Wheathampstead **Area:** N

Proposal: Non Material Amendment - Adjustment to position of first floor side windows of planning permission 5/2022/2303 dated 23/12/2022 for Demolition of existing bungalow and construction of two semi-detached two storey dwellings with loft accommodation, new vehicle crossover and associated landscaping works at 26 High Ash Road Wheathampstead Hertfordshire AL4 8DY

Applicant:
Mr J Preston
26 High Ash Road Wheathampstead
Hertfordshire AL4 8DY

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%2F2024%2F0232>

Application No: 5/2024/0282 **Ward:** Sandridge & Wheathampstead **Area:** N

Proposal: Discharge of Condition 23 (boreholes) of planning permission 5/2020/3084 dated 01/06/2021 for Variation of Condition 2 (approved plans) revision of parking arrangement to R/O plots 7-13, north of plot 20 and to the front of plots 21-28 of planning permission 5/2019/3016 date 28/02/2020 for Variation of Condition 2 (approved plans) for revisions to plots 14-20, plots 21-24 and plots 25-28 of planning permission 5/2018/1260 dated 24/04/2019 for Creation of nine, two bedroom apartments and nine, two bedroom, two, three bedroom and eight, four bedroom dwellings with new access from Palmerston Drive, associated parking, amenity space and landscaping. at Land Between The River Lea & Palmerston Drive Wheathampstead Hertfordshire

Applicant:
Jarvis Homes Ltd
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%2F2024%2F0282>

ST ALBANS DISTRICT COUNCIL TECHNICAL APPLICATIONS

Application No: 5/2024/0295 **Ward:** Sandridge & Wheathampstead **Area:** N

Proposal: Discharge of Condition 12 (sprinkler system) of planning permission 5/2021/3326 dated 08/04/22 for Construction of three detached bungalows following demolition of existing bungalow and outbuildings, new boundaries to no 6A, new access road, two new dropped kerbs and alterations to existing dropped kerb, associated landscaping works and parking at 6 Highfield Road Sandridge Hertfordshire AL4 9BU

Applicant:
Mr A Bhatti
Bryant House Bryant Road Rochester
Kent ME2 3EW

Agent:
Mr A Bhatti
Bryant House Bryant Road Rochester Kent
ME2 3EW

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0295>

Application No: 5/2024/0298 **Ward:** Sandridge & Wheathampstead **Area:** N

Proposal: Certificate of Lawfulness (Proposed) - Outbuilding of incidental use for games room and office, to rear garden of C3 dwellinghouse at 21 Offas Way Wheathampstead Hertfordshire AL4 8PB

Applicant:
Mr Stocker
21 Offas Way Wheathampstead
Hertfordshire AL4 8PB

Agent:
Mr James Gran Intouch Planning Ltd
4 Ennismore Close Letchworth Garden City
Hertfordshire SG6 2SU

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0298>

Application No: 5/2024/0321 **Ward:** Sandridge & Wheathampstead **Area:** N

Proposal: Discharge of Condition 11 (construction management plan) of planning permission 5/2020/0919 dated 20/04/2021 for Outline application (access and layout) - Construction of 14 semi-detached affordable dwellings at Land Between Hopkins Crescent And The Former Baptist Chapel St Albans Road Sandridge Hertfordshire

Applicant:
Brickhill Construction
Olivers Field Whaddon Road Mursle
Milton Keynes Buckinghamshire MK17
0PL

Agent:
Kyle Smart Associates
The Barn Butchers Wick Sewell Dunstable
Bedfordshire LU6 1RP

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0321>

ST ALBANS DISTRICT COUNCIL TECHNICAL APPLICATIONS

Application No: TP/2024/0095 **Ward:** St Peters

Proposal: Remove T2 Norway Maple to the following specifications: Fell by way of controlled dismantle carefully using climbing and controlled lowering techniques down to ground level or as close to grade as possible T3 Beech rear of property Goals: Crown reduction by removing 2.5 to 3.0 metres growth in height and spread pruning back to suitable growth points to leave a balanced crown. Species Location T4 Walnut rear of property Goals: Crown reduction by removing approximately 2.0 metres growth in height and spread pruning back to suitable growth points to leave a balanced crown. T5 Pear rear of property Goals: Crown reduction by removing 1.5 metres growth in height and spread pruning back to suitable growth points to leave a balanced crown. Remove any major deadwood from the crown. Sever Ivy at the base. at 176 London Road St Albans Hertfordshire AL1 1PJ

Applicant:
Mr Moran
176 London Road St Albans
Hertfordshire AL1 1PJ

Agent:
Bartlett Tree Experts
Coursers Farm Coursers Road Colney Heath
Hertfordshire AL4 0PG

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0095>

Application No: 5/2024/0178 **Ward:** St Stephen **Area:** S

Proposal: Certificate of Lawfulness (Proposed) - Proposed outbuilding at 8 Smug Oak Lane Bricket Wood Hertfordshire AL2 3PN

Applicant:
Mr J Regis
8 Smug Oak Lane Bricket Wood
Hertfordshire AL2 3PN

Agent:
Mr J Butterworth J Butterworth Planning
71-75 Shelton Street London WC2H 9JQ

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0178>

Application No: 5/2024/0329 **Ward:** St Stephen **Area:** S

Proposal: Prior Notification - Single storey rear extension 3.86m in height x 6.0m in depth with 2.45m height to eaves at Tudor Cottage 2 Mount Pleasant Lane Bricket Wood Hertfordshire AL2 3UZ

Applicant:
Mr & Mrs Jibowu
Tudor Cottage 2 Mount Pleasant Lane
Bricket Wood Hertfordshire AL2 3UZ

Agent:
Mr N Ibrahim
117 Nelson Road London E4 9AS

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0329>

ST ALBANS DISTRICT COUNCIL TECHNICAL APPLICATIONS

Application No: 5/2024/0265

Ward: Verulam

Area: C

Proposal: Certificate of Lawfulness (proposed) - Loft conversion with dormer at 5 Rowlatt Drive St Albans Hertfordshire AL3 4NA

Applicant:

Mr E Pobrati
5 Rowlatt Drive St Albans
Hertfordshire AL3 4NA

Agent:

Mr Mentor Idrizi Design2Build London Limited
58 Mitchell Road Palmers Green Enfield
N136EE

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2024%2F0265>

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.