



ALDENHAM PARISH COUNCIL

Minutes of the **Planning Committee** meeting held on Monday 2nd March 2020 at 7.30pm in The Radlett Centre, 1 Aldenham Avenue, Radlett.

Present: Cllrs S Khawaja (Chairman), E Samuelson, A Rubinson, H Jones, P De Skuba, M Cherry and G Taylor (co-opted member)

There were also six members of the public.

Officer: P Paley (Planning Officer)

164. Apologies for absence

An apology was received from Cllr J Lefton.

165. Declarations of interest on any item on the Agenda.

a) Disclosable pecuniary interests they or their spouse/partner have in any matter which is to be considered at this meeting.

None.

b) Members must also declare any other pecuniary or non-pecuniary interests they have in any matter to be considered at this meeting.

Cllr E Samuelson declared a non-pecuniary interest in planning application number, 20/0171/HSE 9 The Grove, as the applicant is known to her.

166. To confirm the Minutes and appendices of the meeting held on 17th February 2020.

The minutes were confirmed and signed by Cllr S Khawaja as a true record of that meeting.

167. To adjourn the meeting for members of the public to address the Committee (if any) in accordance with Standing Order 1 d.

Cllr S Khawaja suspended standing orders and invited the members of the public to speak.

One member of the public spoke regarding two planning applications 20/0156/FUL, Barn On Land Surrounding Kemprow Farm, Kemprow, Aldenham and 20/0193/FUL, Land Surrounding Kemprow Farm, Kemprow, Aldenham.

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The members of the public were thanked and standing orders were resumed.



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168. For information: Planning Applications of the following type: - Certificate of Lawful Development (Existing) CLE, Certificate of Lawful Development (Proposed) CLP and Listed Building Consent LBC.

20/0178/PD56R 84 Watling St

Proposal: - Change of use of ground floor from Financial/Professional Services (A2) to residential (C3), including changes to fenestration, to create 1 x 1 bed and 1 x 2 bed flats.

20/0242/CLP The Studio Hilfield Lane Aldenham

Proposal: - Demolition of existing garage and construction of detached single storey garage to the rear of main dwelling. Certificate of Lawful Development (Proposed).

These were noted.

169. Planning decisions by Hertsmere Borough Council

The following applications were approved by Hertsmere Borough Council: -

20/0008/HSE 66 Newberries Ave (APC – No objection)

19/2000/FUL Bio Products Laboratory, Dagger Lane, Elstree (APC – No objection)

19/1791/FUL 59 Aldenham Ave (APC – Objected)

The following applications were refused by Hertsmere Borough Council: -

19/1190/FUL 82 Watling St

19/2014/FUL Pheasant's Retreat (formerly The Chicken Shed), Little Simpsons, New Road, Letchmore Heath (APC – No objection with query)

19/1122/OUT Kendal Hall Farm, Watling St (APC – No objection with concerns)

170. Date of next meeting

The next Planning Committee meeting will commence at 7.30pm on Monday 16th March 2020

171. Planning Applications

There being no further business the meeting closed at 9.55pm

Chairman..... Date.....

Planning applications discussed at meeting on 2nd March 2020

20/0156/FUL Barn On Land Surrounding Kemprow Farm Kemprow Aldenham

Proposal: - Restoration and conversion of Grade II listed barn and creation of landscaped courtyard. Erection of a single storey barn extension on the



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footprint of existing barn with glazed link, basement, and sunken terrace. Erection of new open sided car port and ground store. Demolition of buildings and structures and associated landscaping.

Object: -

- a) The siting of this proposed dwelling appears to be on Green Belt land but no exceptional circumstances have been put forward to build on this land. It would also be close to the road and visible from the Green Belt and from the footpaths.**
- b) This would be a very substantial building and members believe that it would lead to the loss of trees which cannot be justified.**
- c) Members understand that this is agricultural land and to allow a residential conversion to the barn would significantly change its use for the future. Also, the boundary marked for the residential site is the same as the boundary for the agricultural land and, if this planning application is given permission, we would strongly recommend a curtailment of further development rights on this land which equates to roughly 1.4 hectares.**
- d) Members question the retention of the Grade two listed character of the new building as there was no mention of reusing some or a significant part of the old structure to construct the new building. There was also the matter of the connecting passageway between the two structures which is glass and would significantly stand out as a modern feature not in keeping with a Grade two character site.**

Members questioned which buildings and structures are actually being demolished. The application does not make this clear.

It is significant that the application has been considered, in detail, by the Historic Environment Team at Place Services and it does not support the application. Members fully support the comments made by the Officer in the submitted report.

The applicant has not demonstrated any justification towards the change of use from an agricultural building to a dwelling nor its discontinued viable use as such.

The proposed works, in this environment, must demonstrate that the public benefit outweighs harm. There is no evidence to support that this development would be of substantial public benefit. Whilst the barn is in need of preservation, the proposed scheme of work, as a whole, fails to preserve the special interest of the listed building. Members agreed that the level of harm caused by such a scheme could not be justified against this setting of designated heritage assets and the Green Belt.

Members would like to request that a Borough Councillor call this application in to Committee.



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20/0193/FUL Land Surrounding Kemprow Farm Kemprow Aldenham

Proposal: - Erection of multi purpose agricultural storage barn.

Members would question whether this is an appropriate siting for a workable, useable barn. The principle of an agricultural barn is acceptable on a working farm. However, the position of the proposed barn may have an effect on the nearby Grade two listed buildings. The setting of the Grade two listed buildings needs to be considered and the view of the Conservation Officer needs to be taken in to account.

Members would be guided by the Heritage Officer as to the effect of the barn on the Green Belt.

20/0171/HSE 9 The Grove

Proposal: - Construction of two storey front extension and two storey rear extension (Renewal of Planning Permission 17/0819/HSE).

Object: -

- a) The proposed building is up to the boundary of the plot. According to the Hertsmere Planning and Design Guide E para 4 k, two storey extensions should be a minimum of two metres away from the side boundary.**
- b) The first floor extension is on the building line thus breaking the 2 metre rule. This does not comply with the Hertsmere Planning and Design Guide E para 4 k, as above. Radlett is an area where there is significant separation between buildings and, according to Hertsmere's guidelines, this must be retained. In some areas such as Conservation areas a greater distance from the boundary may be more appropriate.**
- c) This property is in the conservation area and this application is not conducive to the street scene. This does not comply with the Hertsmere Planning and Design Guide E para 6 a, *'front extensions that are larger than a porch will be refused if they stand out as bulky, out of character or adversely change the appearance of house and street.'***

20/0214/FUL 36 The Avenue

Proposal: - Demolition of existing house and construction of replacement detached 5 bed dwelling with detached garage.

Members had no objection to the proposal but had concerns that the proposed front dormer may not comply with Hertsmere's guidelines. Likewise, members had concerns about the proposed crown roof which may not be a feature of the street scene.

20/0215/HSE Park House, Waterside

Proposal: - Erection of treehouse on raised platform to rear of garden

No objection.



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20/0225/FUL Former Abbeyfield Care Home 1-3 The Drive

Proposal: - Demolition of former care home (Class C2) and redevelopment of the site to provide 14 x 2 bed residential units (Class C3) with access from Beech Avenue, basement car parking and landscaping.

Object: -

- a) **In terms of height, mass and bulk, the proposed building would not be in keeping in the street scene. This would not comply with the Hertsmere Planning and Design Guide D para 2k) b 'The height, mass and bulk of new development should contribute to a harmonious street scene, generally reflecting the topography and scale of the street.'**
- b) **The proposed building would be too big for the size of the plot and would visually dominant in this location. This would not accord with the Hertsmere Planning and Design Guide D par 2k) C, 'as well as reflecting the overall height and mass of existing buildings around the site, proposals should also reflect and relate to the general proportions and storey heights of these buildings so as to appear less visually dominant.'**
- c) **The site of the proposed development is on a corner plot and the current design does not make a positive contribution to the area. This is not in accordance with the Hertsmere Planning and Design Guide D para 2c) f' 'The design of corner buildings and those at the end of a street are particularly important. The Council will expect to see a high quality of design in these locations and may resist proposals that do not take account of the site's importance to the streetscape.'**
- d) **The design of the proposed scheme would not make a positive contribution to the built environment and would not complement the particular local character of the area in which it is located. For these reasons, it would breach policy SADM30 of the Site Allocations and Development Management Plan.**

20/0231/HSE Adelaide Lodge, High Cross, Aldenhams

Proposal: - First Floor Side and Rear Extensions

No objection.

20/0218/FUL Stile Gate Pegmire Lane Aldenhams

Proposal: - Construction of new stables and hay barn.

No objection.

20/0245/FUL 10 and 10A Watford Road

Proposal: - Demolition of two existing dwellinghouses (Class C3) and redevelopment to provide 18 residential units (Class C3) utilising existing access on Watford Road to basement and surface parking, with associated refuse/recycling storage and landscaping.



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Object: -

- a) The proposed development would be built too close to the boundary resulting in a cramped form of development.**
- b) The bulk, height, mass and roof form of the development would not complement the character of the area. This would not comply with the Hertsmere Planning and Design Guide D para 2k), *'The height and mass of new buildings and extensions to buildings are essential considerations in creating a development that makes a positive contribution to its surroundings rather than one that has an uncomfortable relationship with its neighbours'***
- c) The design of the proposed scheme is out of place in this location even in relation to other flat developments in the vicinity. This would not comply with the Site Allocations and Development Plan SADM30, *'Development which complies with the policies in this Plan will be permitted provided it:*
 - (i) makes a positive contribution to the built and natural environment;*****