



ALDENHAM PARISH COUNCIL

Draft minutes of the **Planning Committee** meeting held on Tuesday 6th 2021 at 2.30pm using video conferencing using '[Zoom](#)' [meeting website](#) -- Meeting ID: 821 7971 7104

Present: Cllrs M Cherry (Chairman), E Samuelson, J Lefton, A Rubinson and G Taylor (co-opted member).

Officer: P Paley (Planning Officer)

There was also one member of the public.

379. Apologies for absence

An apology was received from Cllr S Khawaja.

380. Declarations of interest on any item on the Agenda. None.

381. To confirm the Minutes and appendices of the meeting held on 15th March 2021.

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

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

Cllr M Cherry suspended standing orders and invited the member of the public to speak.

The member of the public spoke regarding planning application number, 21/0487/FUL, 29B Loom Lane.

The member of the public was thanked and standing orders were resumed.

383. 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.

21/0501/PD56 137 Watling Street

Proposal: - Change of use of first floor from Use Class E (office) to C3 to create a 2-bed flat.

21/0422/LBC Patchetts Cottage, Hilfield Lane, Aldenham

Proposal: - Installation of single carriageway width grasscrete driveway from existing south east site entrance from Hilfield Lane. (Application for Listed Building consent)

21/0566/PD56AD 60 The Ridgeway

Proposal: - Construction of additional storey to existing residential dwelling

21/0579/PD56/AD 52 Links Drive



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Proposal: - Construction of additional storey to existing residential dwelling.

21/0582/PD42 52 Links Drive

Proposal: - Construction of single storey rear extension. Depth 8m, Height 3m, Eaves 3m
These were noted

384. Planning decisions by Hertsmere Borough Council

The following applications were approved by Hertsmere Borough Council: -
21/0065/HSE 18 The Close (APC – No objection with comments)
20/2050/HSE Primrose Cottage, Common Lane, Letchmore Heath (APC – No objection)
20/1992/HSE 10 Canter Close, Aldenham (APC – No comment)
21/0073/HSE 1 The Woods (APC – No objection)
20/2027/HSE 37 Links Drive (APC – Objected)
20/0458/FUL Edge Grove School, High Cross, Aldenham (APC – No objection with condition)
20/1845/HSE The Barn, 74 Hilfield Lane, Aldenham (APC – No comment)
20/1851/HSE 8 The Drive (APC – Concerns and question)
20/2010/FUL Barn On Land Surrounding Kemprow Farm, Kemprow, Aldenham (APC – Objected)
20/1925/HSE Taverners, Back Lane, Letchmore Heath (APC – No objection)
21/0217/FUL Battlers Green Farm, Common Lane (APC – No objection)

The following applications have been withdrawn: -
21/0328/HSE Primrose Cottage, Common Lane, Letchmore Heath (APC – No objection)
21/0139/HSE 1 Sidney Cottages, Aldenham Road, Elstree (APC – No objection)
21/0140/HSE 2 Sidney Cottages, Aldenham Road, Elstree (APC – No objection)
21/0101/VOC 9 Aldenham Ave (APC Objected)

385. Date of next meeting

The next Planning Committee meeting will commence at 2.30pm on 19th April 2021.

There being no further business the meeting closed at 3.19pm.

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

386. Planning Applications

21/0479/HSE 146 Watling St



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Proposal: - Part single/part two storey rear extension and extension of loft conversion to create additional habitable space.

Object: -

- a) **The planning application proposes to increase the habitable space of the dwelling but there is no provision for extra car parking. This may not comply with current car parking standards as set out in the Hertsmere 'Parking Standards' supplementary planning document (July 2014).**
- b) **The proposal will breach the 45-degree angle rule. This would not comply with the guidelines set out in the Hertsmere Planning and Design Guide E section 3, f: -**
'the first floor of a rear extension should be set comfortably within a line drawn at 45 degrees from the nearest edge of any first floor neighbouring window (except bathroom or landing windows).'
- c) **The proposal would be a bulky addition to the house and would result in overdevelopment of the plot at the rear. This would not comply with policy SADM30 of the Hertsmere Site Allocations and Development Management Policies Plan**
'In order to achieve a high quality design, a development must:
(i) respect, enhance or improve the visual amenity of the area by virtue of its scale, mass, bulk, height, urban form; and
(ii) have limited impact on the amenity of occupiers of the site, its neighbours, and its surroundings in terms of outlook, privacy, light, nuisance and pollution.'

21/0499/HSE Tudor Lodge 3 The Sycamores

Proposal: - Conversion of garage to habitable room. Conversion of loft to habitable room to include rear dormer with Juliet balcony. Changes to fenestration and landscaping to include construction of new carport and new raised patio to rear garden.

No objection.

21/0487/FUL 29B Loom Lane

Proposal: - Demolition of existing dwelling and construction of new detached two storey, 4 bed dwelling with accommodation at basement level to include associated access, parking and amenity space on land at 29B Loom Lane.

Members did not object to the proposed dwelling subject to the approval of the Highways department and subject to the submission of a proper arboricultural report.

Members would prefer if the driveway for the property would come out and lead back onto the Leas.

21/0518/HSE 40 Newberries Avenue



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Proposal: - Construction of part single, part two storey front extension, first floor side and rear infill extension and alterations to fenestration. Conversion of loft to habitable space with associated roof alterations to include side and rear dormers and insertion of roof light to side elevation

Members had no objection but would like to see the side dormer built according to the Hertsmere Planning and Design Guide E 6, p: - 'Dormer window extensions on the side roof face will normally be resisted. However, where exceptionally considered acceptable, the Council will require side dormers to be as small as possible, be centrally located within the roof face and have a hipped roof at the same angle of the main roof slope. Flat roofs on side dormers will not be acceptable.'

A hipped roof on the side dormer would be more appropriate and would sit more comfortably on the side elevation.

21/0209/HSE 24 The Grove

Proposal: - Construction of a part single/part two storey rear extension following demolition of existing rear extension.

Members had no objections subject to the submission of an arboricultural report.

21/0516/HSE 2 Malthouse Place, Newlands Ave

Proposal: - Erection of single storey side extension to granny annexe.

Members had no objections subject to the accommodation not being separated from the main house.

21/0181/FUL 32 Shenley Hill

Proposal: - Demolition of existing house, construction of replacement detached 2 storey, 5 bed dwelling to include accommodation within the roof space and associated landscaping, parking and bin store.

Object: -

a) The new dwelling would result in a significant breach of the two metre (to the boundary rule) at first floor level as it would be less than one metre to the boundary. This would not accord with 'The Radlett Design Code para e of the emerging 'Radlett Neighbourhood Plan': -

'Spacing between the building and boundary shall be no less than 1m at ground floor level and a minimum of 2m for extensions which are 2 or more storeys.'

b) Our previous comments highlighted a breach of the 45-degree rule, at first floor level, with number 30 Shenley Hill. Although, members acknowledged that these amended plans have tried to accommodate the 45-degree angle, it appears that this has not been achieved.



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- c) This would not therefore comply with Section 1, b of the Hertsmere Planning and Design Guide E.
'Rear extensions should be set comfortably within the line drawn at 45 degrees from the nearest edge of the neighbouring front or rear facing windows.'
- d) Proposal includes a large crown roof. This feature would not accord with the Hertsmere Planning and Design Guide D section 2k, paragraph I: -
'Crown roofs can often appear bulky or overbearing, so should usually be avoided in residential developments.'
- e) The tarmac over the whole of the front garden would not comply with para. 'd' of section 3.46 of the Radlett Neighbourhood Plan.
'd. Front gardens. Ensuring that new homes are designed such that spaces in front of them contribute to the verdant character of the area. Ensuring that hard surface coverage within housing plots be limited and that hard surfacing be permeable.'

Members were concerned that much of the vegetation has already been removed. If that is the case, this greenery should be reinstated.

21/0588/HSE 49 Gills Hill Lane

Proposal: - Demolition of existing garage and erection of single storey side extension, insertion of roof lights to rear extension and fenestration changes to rear

Members had no objection to this application subject to it meeting the current car parking standards.

21/0529/HSE 5 Watling Knoll

Proposal: - Removal of existing porch canopy over front door and installation of new timber framed pitched porch canopy.

No comment.

21/0523/FUL 58 Watling Street

Proposal: - Change of use to rear property (A4) to bed-sit unit (A5).

No comment.