



ALDENHAM PARISH COUNCIL

Minutes of the **Planning Committee** meeting held on Tuesday 4th May 2021 at 2.30pm using video conferencing using ['Zoom' meeting website](#) - meeting ID: 815 8063 7215

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

Officer: P Paley (Planning Officer)

Cllr S Khawaja was not present and no apologies had been received.

There were also two members of the public.

395. Apologies for absence

An apology was received from Cllr J Lefton.

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

397. To confirm the Minutes and appendices of the meeting held on 23rd April 2021

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

398. To adjourn the meeting for members of the public to address the Committee in accordance with Standing Order 1 d.

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

Both members of the public chose to observe.

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

399. 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.

21/0828/CLE Two Stones 30 Newlands Avenue

Proposal: -Part single/part two storey rear extension and increase in habitable space in loft to include one rear dormer. Certificate of Lawful Development (Existing).

21/0784/CLP 13 Cragg Ave

Proposal: - Conversion of loft to habitable room with hip to gable roof alterations, and rear dormer with Juliet balcony. Certificate of Lawful Development (proposed).



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21/0781/CLP 9 The Drive

Proposal: - Entrance gates (max 1m height) across existing access drive. Certificate of lawfulness (Proposed)

21/0882/LBC 3 Palomino Place, Aldenhams, Watford

Proposal: - Repair to render to the front elevation, installation of shed to the rear garden and new rear patio (Application for Listed Building consent).

21/0883/CLP 63 Goodyers Avenue

Proposal: - Erection of rear outbuilding. Certificate of Lawful Development (Proposed).

These were noted.

400. Planning decisions by Hertsmere Borough Council

The following applications were approved by Hertsmere Borough Council: -

21/0361/HSE Phillimore House, Watling St, Elstree (APC – No objection)

19/1288/FUL Oakway Place (APC – Objected)

21/0396/HSE 7 Medow Mead (APC – No objection with query)

21/0462/HSE 26 Links Drive (APC – Objected)

21/0398/HSE 20 Newberries Ave (APC – No objection with comments)

The following applications were refused by Hertsmere Borough Council: -

21/0299/HSE 16 Newberries Ave (APC – Objected)

The following application has been withdrawn: -

21/0479/HSE 146 Watling St (APC – Objected)

401. Date of next meeting

The next Planning Committee meeting will take place on Monday 17th May 2021 7.30pm .

There being no further business the meeting closed at 3.47pm.

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

402. Planning Applications



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21/0730/FUL 32 Links Drive

Proposal: - Demolition of existing dwelling and construction of new detached 2 storey, 4-bed dwelling with lower ground level to include associated parking, bin store and landscaping.

Object: -

a) This bungalow is one of a pair of bungalows identified in the Radlett Neighbourhood Plan. The replacement of the bungalow with the proposed dwelling would not accord with policy HD 7.1 and 7.2 of the Radlett Neighbourhood Plan: -

'HD7.1 Development proposals which impact on any of the Radlett Bungalows identified on Policy HD7 Map for their individual and/or group Inset Map 1 value in contributing positively to local townscape character should protect or enhance this contribution.'

'HD7.2 Replacement of an existing bungalow or chalet bungalow identified for its individual and/or group value must be broadly commensurate in terms of its existing ridge height and respect its wider setting.'

**b) The proposal would breach the two metre to the boundary rule on both sides at first floor level. This would not comply with the Hertsmere Planning and Design Guide D para. 2 n)
c**

'Proposals in areas where there is significant separation between buildings should ensure that all floors of buildings are located at least 2 metres away from the side boundary.'

c) The proposed new house includes a large crown roof which is not in line with Council guidelines as: -

'they tend to add considerable bulk and are out of keeping with the character of a street scene'

d) The proposal would result in a house which would over dominate the neighbouring house. This would be a breach of Policy SADM30 of the Hertsmere Site Allocations and Development Management Policies Plan: -

'Development which complies with the policies in this Plan will be permitted provided it:

(iii) results in a high quality design.

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;'

Members understand that a significant number of very mature trees have been cleared from the site prior to the



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submission of the planning application. Members are unclear as to whether any of these trees were protected by TPOs and if the removal of healthy trees is a breach of planning policy SADM 12 of the Hertsmere Site Allocations and Development Management Policies Plan.

21/0742/HSE 14 Watling St

Proposal: - Construction of single storey rear extension and alterations to fenestration.

No objection.

21/0775/HSE 37 Links Drive

Proposal: - Part two storey side extension.

Object: -

Members noted that planning permission has been given for an extension where the distance to the boundary at first floor was considered acceptable at only one metre. We are referring to planning application number 20/2027/HSE. The original plan submitted, for that application, indicated that the gap would have been less than one metre. An amended plan was subsequently submitted for a metre distance to the boundary and the application was granted. The proposal in the current application would only have a distance of 60 centimetres to the boundary at first floor level. This appears to be similar to the original plan submitted for the previous application which was then amended.

This application would not comply with the Hertsmere Planning and Design Guide E para. 4, k where a two metre gap is normally required to retain openness of the street scene: - *'The purpose of requiring separation between buildings is to retain views, openness (sky gaps), and to prevent extensions creating a terracing effect and resulting in a cramped form of development.'*

21/0804/HSE 46 Newlands Ave

Proposal: - Erection of orangery to rear.

No objection.

21/0778/FUL 201 Watling St

Proposal: - Change of use of unused area on ground floor to office to include three new windows at side elevation. Creation of cycle storage on lower ground floor level.

Objection: -



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- a) **Members are aware that there is not enough parking for the current occupiers of the flats and this proposal would require yet more parking for the business occupier and business visitors. The applicant has stated that there is surplus space in the basement but this is contrary to what the residents say. When the original consent was given for this scheme the parking allocation for the development would have been carefully worked out. Since then, four further apartments have been added/built in to the block. Members are concerned that if permission is given for this office, in the future, the office use could be converted to residential use under permitted development rules. Members would request that, if the officer is minded to approve this application, permitted development rights should be removed.**
- b) **It has also been brought to our attention that waste management is often a problem with overflowing bins attracting vermin to the block. The increased use of the space by adding an office would create more waste and exacerbate the problem. A previous application to build an extra flat in the building was refused. The same reasons for refusal should apply to this application.**

21/0613/HSE 19 Christchurch Crescent

Proposal: - Outbuilding to rear.

Members had no objections providing that the building height and the distance to the boundary are in accordance with the Hertsmere Planning and Design Guide.

21/0832/VOC Primrose Cottage Common Lane Letchmore Heath

Proposal: - Application for variation of condition 3 (windows and doors finished in white) to allow for alterations to fenestration finish following grant of planning permission 20/2050/HSE

No objection.

21/0846/FUL High Cross Garage High Cross Aldenham

Proposal: - Demolition of commercial workshop premises and construction of a new detached 4-bed dwellinghouse with habitable accommodation in the roof space, to include formation of new driveway, front gardens and rear amenity space (revised application to 21/0315/FUL).

Object: -



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- a) The proposed new dwelling would be too close to the boundary at first floor level on both sides. This would not comply with the Hertsmere Planning and Design Guide D para. 2 n) c
'Proposals in areas where there is significant separation between buildings should ensure that all floors of buildings are located at least 2 metres away from the side boundary.'
- b) The proposed space allocated to parking would be inadequate for the size of the house.
- c) Members were concerned that the dormer window would give rise to overlooking of the houses at Kemprow. 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:
(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.'
- d) Members agreed that the proposed house would be too big for the plot and would be more inclined to support a dwelling along the same lines but on a smaller scale. As proposed, the dwelling would be too big for the plot and thus 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;'

Members are mindful of the comments made by the Planning Inspector in respect of the design and form of a previous refused application. Members agreed that, in this application, the design is more sympathetic to the area than previous designs and may be the best scheme submitted so far.

21/0860/HSE 9 Aldenham Avenue

Proposal: - Demolition of detached garage, construction of two storey front and side extension and single storey front porch extension with associated roof alterations to include Juliette balcony to rear elevation and alterations to fenestration.

Members acknowledged that this application, apart from minor changes, is consistent with the last granted application. Members would expect the verdant nature of the frontage to



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remain to comply with section 3.2 'Housing & Design Principles' para. d and h, of the Radlett Neighbourhood Plan.

21/0887/HSE 71 The Crosspath

Proposal: - Conversion of loft to habitable room with rear dormer and 3 roof lights.

No objection.

21/0812/FUL Aldenham House Haberdashers Askes Boys School Butterfly Lane Elstree

Proposal: - Installation of LED bollard lighting to path and terrace steps.

No comment.