

Bundle Planning Committee 22 April 2025

Agenda attachments

Front Sheet Planning Committee 22nd April 2025

- 1 Apologies for absence
- 2 Declarations of interest on any item on the Agenda
- 2.a Disclosable pecuniary interests they or their spouse/partner have in any matter which is to be considered at this meeting
- 2.b Members must also declare any other pecuniary or non-pecuniary interests they have in any matter to be considered at this meeting.
- 3 To confirm the Minutes and appendices of the meeting held on Monday 7th April 2025

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- 4 To adjourn the meeting for members of the public to address the Committee (if any) in accordance with Standing Order 1 d
- 5 Planning Applications
- 5.a 25/0508/HSE - 16 Kendals Close, Radlett – Proposal: Construction of a single storey front porch
- 5.b 25/0497/HSE - 22 Elm Walk, Radlett – Proposal: Construction of single storey front and porch extension with pitched roof, extending over existing single storey front element, alterations to fenestration, and extension to existing vehicular crossing and dropped kerb
- 5.c 25/0529/HSE --: Park House , Waterside, Radlett – Proposal: Construction of single storey side extension.
- 5.d 25/0124/FUL -- Holland Farm, Hilfield Lane, Aldenham – Proposal: Re-use and extension of buildings for accommodation (sui generis) related to the WWOOFers - (World Wide Opportunities on Organic Farms) Volunteers.
- 6 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.
- 6.a 25/0223/LBC - Patchetts Cottage, Hilfield Lane, Aldenham, Watford – Proposal: Repairs to the weatherboards on the SE elevation, removal of faux timber framing on the NW elevation, and replacement of doors and windows (Application for listed building consent)
- 7 Planning decisions by Hertsmere Borough Council
- 7.a 24/1468/FUL - Hazelwood, The Warren, Radlett – HBC decision was Grant Permission – APC comment was Object
- 7.b 25/0149/HSE - 8 Park Road, Radlett – HBC decision was Grant Permission – APC comment was Object
- 7.c 24/1689/HSE - Edgefield , Common Lane, Letchmore Heath, Watford – HBC decision was Grant Permission – APC comment was No Objection
- 7.d 24/1158/HSE - The White House, Waterside, Radlett – HBC decision was Grant Permission – APC comment was No Objection
- 7.e 25/0151/HSE - 51 Goodyers Avenue, Radlett – HBC decision was Grant Permission – APC comment was Object
- 8 Date of next meeting Tuesday 6th May 2025

Aldenhams Parish Council



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Date: 15th April 2025

To: All members of Planning Committee

Dear Councillor

A Meeting of the Planning Committee will be held on Tuesday 22nd April 2025.

At the Radlett Centre, 1 Aldenhams Avenue, Radlett, WD7 8HL at 7.30pm.

The Agenda is below.

All members of the Public & Press are welcomed to join the meeting as detailed above. There is a session titled, *To adjourn the meeting for members of the public to address the Council*. During this session, you may address the Council regarding any items on the agenda. This agenda item has a time limit of 10 minutes. Each person can speak for a maximum of three minutes.

Yours sincerely,

Peter Evans
Council Manager

Members of the Planning Committee

Councillors: S Khawaja, E Samuelson, S Benjamin, C Woolf, S Howard, W Susman



ALDENHAM PARISH COUNCIL

DRAFT Minutes Planning Committee

Date 07/04/2025
Time 19:30 - 21:30
Location Meeting Room 2, The Radlett Centre, 1 Aldenham Avenue, Radlett WD7 8HL
Chair Cllr S Khawaja
Attendees Cllrs C Woolf, E Samuelson & S Benjamin
Officer S Highton (Admin Officer – OS & Planning)
Also in attendance was 2 members of the public

1 Apologies for absence

Minutes:

Apologies were received from Cllrs W Susman & S Howard.

2 Declarations of interest on any item on the Agenda

Minutes:

None.

3 To confirm the Minutes and appendices of the meeting held on Monday 31st March 2025

Minutes:

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

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

Minutes:

Cllr S Khawaja suspended standing orders so that members of the public present could address the committee. One member of the public raised concerns about agenda item 5.f - Bhaktivedanta Manor, Dharam Marg, Hilfield Lane, Aldenham, Watford and one member of public raised concerns about agenda item 5.e - The Elms, Grange Lane, Letchmore Heath, Watford. Members of the Committee asked questions for clarification before the members of the public were thanked for their attendance and standing orders were resumed. It was decided that these items be brought forward on the agenda, with 5.e discussed first, then 5.f.

5 Planning Applications

5.a 25/0381/HSE - 3 The Close, Radlett – Proposal: Construction of single storey rear infill extension

Minutes:

Object --

a) The ground floor extension does not fit within the 45° line from No.4.

b) The extension is on the boundary and needs to be 1m from it. This is contrary to the Radlett Neighbourhood Plan Design Code E - Spacing between building and boundary.

5.b 25/0195/FUL - Garages To Rear Of 23-25 Park Road And Land To The Rear Of 38-40, Watling Street, Radlett – Proposal: Demolition of existing garages on Plot B to allow for the erection of three storey residential apartment block comprising of 5 units (3 x 2 bed flats and 2 x 3 bed flats) to include basement with storage and service areas. Surface level parking, bin store, bike store, amenity space, associated landscaping and access from Park Road. Redevelopment of middle block approved under application 20/0384/FUL to create 2 x 2 bed units on Plot A

Minutes:

No Objection pending approval from the Environmental Protection Officer.

5.c 25/0357/FUL - 5A Phillimore Place, Radlett – Proposal: Construction of single storey rear extension

Minutes:

Object --

a) The new extension is too close to the boundary, and needs to be 1m from it. This is contrary to the Radlett Neighbourhood Plan Design Code E - Spacing between building and boundary.

5.d 25/0414/VOC - 9 Newlands Avenue, Radlett – Proposal: Application for variation of condition 2 (plans) to allow for redesign and relocation of dwelling and garage with alterations to vehicular access, alterations to soft landscaping and removal of tennis court following grant of planning permission 23/0570/FUL

Minutes:

No Objection

5.e 25/0419/HSE - The Elms, Grange Lane, Letchmore Heath, Watford – Proposal: Demolition of existing rear extension. Construction of part single, part two storey rear extension. Conversion of loft to habitable space to include rear dormer and insertion of 2x front rooflights

Minutes:

Object --

- a) This site is within both the Green Belt and the Letchmore Heath Conservation Area.
- b) This property is a twin to the house it adjoins, and this development will unbalance the view of the properties from the rear aspect.
- c) The widening of the property will bring it too close to the boundary, which should have a 1m clearance.
- d) The front rooflights will unbalance the view of this semi-detached house from its neighbour.
- e) Members believe this development is contrary to SADM30 with regards to size, mass and bulk and is considered to be overdevelopment.

5.f 25/0138/FUL - Bhaktivedanta Manor, Dharam Marg, Hilfield Lane, Aldenham, Watford – Proposal: Refurbishment of the Goshala building and erection of new agricultural barn nr to the Goshala building. New agricultural barn and replacement of existing polytunnels with glasshouse nr to Holland farm as well as oxen cart and pedestrian footpaths to connect Holland farm with the Goshala building

Minutes:

Object --

The two new barns are an overdevelopment of the site in the Green Belt and Letchmore Heath Conservation Area.

5.g 25/0420/HSE - 27 Newlands Avenue, Radlett – Proposal: Retrospective application for the installation of 3 x air source heat pumps and erection of a close board fence

Minutes:

No Objection pending approval from the Environment Protection Officer.

5.h 25/0452/HSE - 57 Beech Avenue, Radlett – Proposal: Construction of single storey rear extension and front porch canopy, conversion of loft to habitable space with

associated hip to gable roof alterations, increase in ridge height, rear dormer and 2x front dormers

Minutes:

Object --

- a) This application is contrary to SADM30 in respect of mass, bulk and height.
- b) It is an overdevelopment of the site.
- c) Members of the APC Planning Committee would prefer to retain bungalows where possible.

**5.i 25/0412/HSE - 16 The Warren, Radlett – Proposal:
Addition of aluminium sheeting to rear of existing
vehicular iron entrance gates**

Minutes:

Object --

There was no access to plans online, but the sheeting will increase the separation from the street scene.

**5.j 25/0120/HSE - 18 The Warren, Radlett – Proposal:
Retrospective application for the retention of a detached
garden outbuilding ancillary to the main dwelling**

Minutes:

No Objection

**5.k 25/0462/HSE - 43 Goodyers Avenue, Radlett – Proposal:
Erection of front boundary wall and gates**

Minutes:

Object --

- a) Gates and railings are not part of the street scene on this road.
- b) This proposal is contrary to the Radlett Neighbourhood Plan policy HD3 - Respecting and Enhancing Local Townscape and Landscape Character and Patterns.

6 Planning decisions by Hertsmere Borough Council

Minutes:

These were noted.

**6.a 24/0809/FUL - 58 Watford Road, Radlett – HBC decision
was Grant Permission – APC comment was Object**

**6.b 25/0094/HSE - 77 Newberries Avenue, Radlett – HBC
decision was Grant Permission – APC comment was
Object**

7

Date of next meeting Tuesday 22nd April 2025

Minutes:

There being no further business the meeting closed at 8.50pm.

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

DRAFT