

Bundle Planning Committee 2 April 2024

Agenda attachments

Front Sheet for Planning Committee 2nd April 2024

- 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 Tuesday 19th March 2024

Minutes Planning Committee 19th March 2024

- 4 To adjourn the meeting for members of the public to address the Committee (if any) in accordance with Standing Order 1 d
- 5 To discuss the following consultation
To discuss the proposed telecommunications site upgrade located at Radlett Railway Station, Radlett, Hertfordshire, WD7 7NQ (NGR: 516330 , 200171). Virgin Media O2 and Vodafone have identified a requirement for an upgrade to improve network coverage within the surrounding area
- 6 Planning Applications
- 6.a 24/0130/HSE - 30 The Ridgeway, Radlett – Proposal: Front boundary alterations to include installation of new brick wall, metal railings and gates with vehicle and pedestrian access
- 6.b 23/1803/FUL - 1 Loom Lane, Radlett – Proposal: Demolition of existing house and outbuildings to facilitate construction of 2 x dwellings (1 x 3 bed and 1 x 5 bed) to include accommodation at basement level, with associated landscaping and parking. (Revision of application reference 20/0422/FUL)
- 6.c 24/0329/HSE - 31 Beech Avenue, Radlett – Proposal: Ground floor rear extension, first floor pitched roof side extension to include insertion of 1 x rear roof light, increase to height of existing front dormer roof extension, internal alterations to include part conversion of garage to habitable space, and alterations to fenestration
- 6.d 24/0339/HSE - 24 Loom Lane, Radlett – Proposal: Replacement front porch with raised roof, front ground floor replacement windows and new sliding doors & windows to rear and side elevation
- 6.e 24/0342/FUL - Edge Grove School, High Cross, Aldenham, Watford – Proposal: Erection of a replacement rear extension and internal reconfiguration and alterations to existing stable block building. (Associated listed building application 24/0343/LBC)
- 6.f 24/0352/HSE - 53 Oakridge Avenue, Radlett – Proposal: Demolition of side garage and rear extension and construction of part single part two storey side and rear extension; demolition of existing porch and front extension and construction of single storey front extension to include canopy and front steps; alterations to fenestration and removal of chimney stack
- 6.g 24/0332/VOC - 8 Williams Way, Radlett – Proposal: Application for variation of condition 2 (approved plans) to allow for enlargement of the dwelling to the side and rear; re-location of the garage; alterations to the fenestration; rear dormer enlargements; re-located Juliet balcony; alteration of the roof form with the front gable increased in height and roof lantern above the ground floor rear extension element following grant of planning permission 23/1009/FUL

- 6.h 24/0353/HSE - 37 Craigweil Avenue, Radlett – Proposal: Single storey side and rear extension; part single, part two storey front and side extension, including front porch, with associated roof alterations
- 6.i 24/0338/FUL - 20 Watford Road, Radlett – Proposal: Demolition of existing detached house and construction of three storey residential building comprising 6 x 3 bed flats with parking and cycle store at basement level, refuse store, hard and soft landscaping including works to levels to provide amenity space and car parking; solar panels to roof, EV chargers and air source heat pumps; front boundary works to include sliding vehicular entrance gate, widening of vehicular entrance and crossover, with lay-by for refuse vehicle
- 6.j 24/0360/HSE - 13 Battlers Green Drive, Radlett – Proposal: Part single storey, part two storey rear extension; single storey front extension; conversion of loft to habitable space to include flat roof dormer and insertion of 3 x front roof lights; construction of garden room to rear; alterations to fenestration; associated internal works and landscaping, including a dropped kerb and vehicular hardstanding to front boundary
- 7 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.
- 7.a 24/0345/PD42 - 16 Shenley Hill, Radlett – Proposal: Demolition of existing single storey rear extension and construction of single storey rear extension Depth: 8.00m, Height: 2.90m, Eaves: 2.85m
- 7.b 24/0343/LBC - Edge Grove School, High Cross, Aldenham, Watford – Proposal: Erection of a replacement rear extension and internal reconfiguration and alterations to existing stable block building. (Listed Building Consent) (Associated full application 24/0342/FUL)
- 8 Planning decisions by Hertsmere Borough Council
- 8.a 24/0064/HSE - 1 Longridge, The Warren, Radlett – HBC decision was Grant Permission – APC comment was No Objection
- 8.b 23/1733/FUL - 29B Loom Lane, Radlett – HBC decision was Grant Permission – APC comment was Object
- 8.c 23/1703/FUL - 42 Williams Way, Radlett – HBC decision was Grant Permission – APC comment was Object
- 8.d 24/0072/VOC - 2 The Ridgeway, Radlett – HBC decision was Grant Permission – APC comment was Object
- 8.e 23/0440/FUL - The Cat & Fiddle , 14 Cobden Hill, Radlett – HBC decision was Grant Permission – APC comment was Object
- 8.f 23/0441/LBC - The Cat & Fiddle , 14 Cobden Hill, Radlett – HBC decision was Grants Consent
- 8.g 24/0217/HSE - 10 Folly Close, Radlett – HBC decision was Grant Permission – APC comment was No Objection
- 8.h 24/0068/VOC - 51 Aldenham Avenue, Radlett – HBC decision was Grant Permission – APC comment was Object
- 8.i 23/1340/HSE - 8 Shenley Hill, Radlett – HBC decision was Grant Permission – APC comment was Object
- 8.j 24/0117/HSE - 52 Watford Road, Radlett – HBC decision was Grant Permission – APC comment was No Objection
- 9 Date of next meeting Monday 15th April 2024

Aldenham Parish Council



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Date: 26th March 2024

To: All members of Planning Committee

Dear Councillor

A Meeting of the Planning Committee will be held on Tuesday 2nd April 2024.

At the Radlett Centre, 1 Aldenham 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 Ali, S Benjamin, C Woolf



DRAFT Minutes Planning Committee

Date 19/03/2024
Time 19:30 - 21:30
Location The Radlett Centre, 1 Aldenham Avenue, Radlett WD7 8HL
Meeting Room 2
Chair Cllr S Khawaja
Attendees Cllrs E Samuelson, C Woolf, S Ali, S Benjamin & G Taylor
(Co-Opted Member)
Officer S Highton – (Admin – OS)

There were also 8 members of public present

1 Apologies for absence

Minutes:

All members were present.

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

Minutes:

None.

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

Minutes:

Committee Members declared a non-pecuniary interest in agenda item, 5.h, 24/0262/HSE, 20 Cobden Hill, as the property backs on to Cobden Hill Dell, which is owned by APC.

3 To confirm the Minutes and appendices of the meeting held on Monday 4th March 2024

Minutes:

The minutes of the meeting 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 could address the Committee. One member raised concerns about agenda item 5.g, 24/0268/HSE, 8 The Crosspath, Radlett, two members raised concerns about agenda item 5.e, 24/0265/HSE, 89 Gills Hill Lane, Radlett, two members raised concerns about agenda item 5.i, 18 Craigweil Avenue, Radlett and three members spoke regarding agenda item 5.c, 24/0266/HSE, 21 Folly Close. Members of the Committee asked questions for clarification before the members of the public were thanked for their attendance and standing orders were then resumed. It was then decided that agenda item 5.c, would be considered first, then 5.e, then 5.g and finally 5.i.

5 Planning Applications

5.a 24/0239/HSE - 16 Cragg Avenue, Radlett – Proposal: Part two-part single-storey front and side extension, single-storey rear extension and alterations to fenestration

Minutes:

Object --

The proposal is too close to the boundary at 700mm at ground level, which contravenes the Radlett Neighbourhood Plan, Design Code E - Spacing between building and boundary (set-in).

5.b 24/0241/HSE - 36 Shenley Hill, Radlett – Proposal: Instillation of 2x air source heat pumps and 4x air-conditioning units. (Retrospective application).

Minutes:

No Objection - pending approval from the Environmental Officer.

5.c 24/0266/HSE - 21 Folly Close, Radlett – Proposal: Two-storey side extension following demolition of garage

Minutes:

Object --

- a) This application is contrary to the 2m rule at 1st floor level.
- b) The proposal does not comply with SADM30 Design Guide E, in terms of scale, mass and bulk and is considered an

overdevelopment of the site.

c) There are insufficient parking standards, as there needs to be 4 parking spaces for a 5 bedroom house.

d) This would cause a sufficient loss of garden frontage, which would be contrary to the Radlett Neighbourhood Plan - Design Code D - Front Gardens. The surroundings should be respected.

e) This is also contrary to the Radlett Neighbourhood Plan - Objective 3 - to keep and support the development of smaller homes.

f) The development would be too close to the boundary with the neighbours at No 22 and would therefore breach the Radlett Neighbourhood Plan - Design Code E - Spacing between building and boundary (set-in).

5.d 24/0248/FUL - 2 The Green, Letchmore Heath, Watford – Proposal: Change of Use of Residential Dwelling to Monks Accommodation (Retrospective application)

Minutes:

No Objection

5.e 24/0265/HSE - 89 Gills Hill Lane, Radlett – Proposal: Part-single part two-storey front, side and rear extensions with integrated garage following removal of side extension, construction of outbuilding to rear garden and conversion of loft to habitable space including rear dormer and front roof light. (Part retrospective)

Minutes:

Object -- The previous application was objected to and APC's comments still stand.

a) The appearance of the property would be out of keeping with the street scene and would appear unbalanced.

b) There are insufficient car parking spaces for the number of bedrooms.

c) The 45° site lines are not clarified in the drawings and the 45° line is breached at the front of the property.

5.f 23/1340/HSE - 8 Shenley Hill, Radlett – Proposal: Construction of a part single, part two-storey rear extension, first floor side extension, single-storey side infill extension and alterations to fenestration. Conversion of loft to habitable space with associated roof alterations to include a rear dormer windows and

insertion of roof lights to both side elevations. Front landscaping works to include installation of iron handrail with raised entrance area and associated steps and additional planting. (Amended Plans received 29/02/2024)

Minutes:

Object – APC's comments still stand from the previous plans:

- a) This application does not comply with SADM30 Design Guide E, in terms of scale, mass and bulk which contributes to an overbearing development of the site.
- b) The ground floor extension breaches the 45° line.
- c) The first-floor extension breaches the 2m boundary rule, being 1.1m and 0.76m at the rear of the extension.
- d) The crown roof will be visible from the street and will appear to be bulky and overbearing, which is contrary to Design Guide D.
- e) Design Guide EKP - 1 and EKP - 5 are also breached from the large crown roof as it is out of keeping with the street scene.

5.g 24/0268/HSE - 8 The Crosspath, Radlett – Proposal: Part single-, part two-storey front, side and rear extensions; conversion of loft to habitable space with roof alterations to include insertion of rear dormer; alterations to fenestration

Minutes:

Object --

- a) The proposal does not comply with SADM30 Design Guide E, in terms of scale, mass and bulk and is considered an overdevelopment of the site. This would also breach the Radlett Neighbourhood Plan - Design Code A - Plot Coverage.
- b) The proposal is too close to the boundary at both the ground floor which is 50cm and 1st floor at 70cm. This would be contrary to the Radlett Neighbourhood Plan Design Code E - Spacing between building and boundary (set-in).
- c) The development would be out of keeping with the street scene, as the ridge height would be dominant and contravene the Radlett Neighbourhood plan - Design Code B - Ridge Height.
- d) The gable window in the roof would give rise to overlooking the neighbour's rear gardens.
- e) Members also note that from Google Street View photos, the property had 3 trees in the front gardens. As this is in a Conservation Area, concerns are raised as to whether

permission was granted to remove and create a hard-standing surface, which would also breach Design Code D of the Radlett Neighbourhood Plan - Front Gardens.

5.h 24/0262/HSE - 20 Cobden Hill, Radlett – Proposal: Construction of pedestrian access and vehicular access gates with alterations to hard and soft landscaping

Minutes:

Object --

a) The pillars are too high at 2.7m and the gates are too high at 2.2m.

b) This proposal is contrary to the Radlett Neighbourhood Plan Design Code C - Gates.

5.i 24/0306/HSE - 18 Craigweil Avenue, Radlett – Proposal: Extension to existing patio and construction of outdoor kitchen/bbq area to rear

Minutes:

Object --

Due to the nature of the proposed kitchen BBQ, and it has not been proposed whether it is coal or gas, it may raise concerns with fire safety regulations.

5.j 24/0310/HSE - 16 Links Drive, Radlett – Proposal: Construction of a single-storey rear conservatory extension

Minutes:

No Objection

5.k 24/0311/HSE - Chideock, Brook Drive, Radlett – Proposal: Removal of existing gate and fences, installation of 1.5m high replacement gates to the front boundary and installation of 1.8m high side perimeter fencing with associated concrete posts. (Revised application from 23/0853/HSE)

Minutes:

No Objection - as long as relevant covenants have been complied with fencing and the vegetation around the boundary edging is in keeping with the Radlett Neighbourhood Plan - Design Code D - Front Gardens

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.

Minutes:

These were noted.

- 6.a 24/0259/CLE - 36 Willow Way, Radlett – Proposal: Conversion of loft to habitable space to include rear dormer and 3x rooflight to front. Construction of single-storey outbuilding Certificate of Lawful Development (Existing)**

7 Planning decisions by Hertsmere Borough Council

Minutes:

These were noted.

- 7.a 23/1718/FUL - 11A Beaumont Gate, Radlett – HBC decision was Grant Permission – APC comment was Object**
- 7.b 23/1719/FUL - 11A Beaumont Gate, Radlett – HBC decision was Refuse Permission – APC comment was Object**
- 7.c 24/0008/HSE - 3 Summerhouse Lane, Aldenham, Watford – HBC decision was Grant Permission – APC comment was No Objection**
- 7.d 23/0995/HSE - 66 Shenley Hill, Radlett – HBC decision was Grant Permission – APC comment was No Objection**
- 7.e 24/0038/FUL - Elangeni, Loom Lane, Radlett – HBC decision was Grant Permission – APC comment was Grant Permission – APC comment was Object**
- 7.f 24/0058/HSE - Tullamoor, Pegmire Lane, Aldenham, Watford – HBC decision was Grant Permission – APC comment was No Objection**
- 7.g 22/2099/FUL - 103 Gills Hill Lane, Radlett – HBC decision was Refuse Permission – APC comment was Object**

8 Date of next meeting Tuesday 2nd April 2024

Minutes:

There being no further business the meeting closed at 9.26pm.

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

DRAFT