

Bundle Planning Committee 4 February 2025

Agenda attachments

Front Sheet Planning Committee 4th February 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 20th January 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.
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.
- 5.a 25/0020/PD56M - 2 Station Road, Radlett – Proposal: Change of use of 2 storey class E office to 2x 1 bed class C3 residential units
- 5.b 24/1680/CLP - 1 Loom Lane Radlett – Proposal: Creation of new vehicular access from Loom Lane. Installation of additional hardstanding to the front of the property following demolition of outbuilding. Certificate of lawful development (Proposed)
- 6 Planning Applications
- 6.a 25/0056/HSE - 28 The Grove, Radlett – Proposal: Demolition of existing front porch and construction of single storey front extension with new fenestration
- 6.b 24/1562/HSE - 8 Williams Way, Radlett – Proposal: Front boundary works to include dropped kerb and vehicular hardstanding
- 6.c 24/1689/HSE - Edgefield , Common Lane, Letchmore Heath, Watford – Proposal: Installation of retractable awning to rear of property
- 6.d 25/0088/HSE - 144 Watling Street, Radlett – Proposal: Replacement of all existing windows and external doors to the front and rear elevations
- 6.e 25/0094/HSE - 77 Newberries Avenue, Radlett – Proposal: Single storey front, side, and rear extensions following conversion of garage to habitable space and erection of front porch
- 7 Date of next meeting Monday 17th February 2024

Aldenhams Parish Council



First Floor, The Radlett Centre
1 Aldenhams Avenue
RADLETT
WD7 8HL

Tel: 01923 856433

E-mail: manager@aldenhams-pc.gov.uk
www.aldenhams-pc.gov.uk

Date: 29th January 2025

To: All members of Planning Committee

Dear Councillor

A Meeting of the Planning Committee will be held on Tuesday 4th February 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 20/01/2025
Time 19:30 - 21:30
Location Meeting Room 2, The Radlett Centre, 1 Aldenham Avenue, Radlett WD7 8HL
Chair Cllr C Woolf
Attendees Cllrs E Samuelson, W Susman, S Howard, S Benjamin & G Taylor (Co-Opted Member)
Officer S Heighton (Admin Officer – OS & Planning).

Also in attendance was one member of the public.

1 Apologies for absence

Minutes:

Apologies were received from Cllr S Khawaja.

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:

Cllrs E Samuelson & S Howard declared a non-pecuniary interest in agenda item 5.b, 24/1660/HSE, Waterside Lodge, Waterside, Radlett. Cllr E Samuelsons' reason was the applicant is a neighbour of a close relative and Cllr S Howard is a board member of Porters Park Golf Club, which the site backs onto.

3 To confirm the Delegated Decisions for 6th January 2025

Minutes:

These were confirmed and signed by Cllr C Woolf 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 C Woolf suspended standing orders so that members of the public present could address the Committee. There was one member of public present who raised concerns about agenda item 5.c, 24/1605/FUL - 26 Watford Road, Radlett. Members of the Committee asked questions for clarification before the member of public were thanked for their attendance and standing orders were then resumed. It was decided that this agenda item be brought forward and discussed first.

5 Planning Applications

5.a 24/1651/HSE - 16 Kendals Close, Radlett – Proposal: Single storey side extension to include alterations to fenestration

Minutes:

No Objection

5.b 24/1660/HSE - Waterside Lodge , Waterside, Radlett – Proposal: Construction of 2 x single storey side extensions and first floor rear extension, conversion of garage to habitable space, extension of habitable space at loft level to include front and rear hip to gable roof alterations, front, rear and 2 x side dormers with rear Juliet balcony and insertion of 1 x front rooflights. Alterations to fenestration. (Revision to approved application 23/1512/HSE.)

Minutes:

No Objection

5.c 24/1605/FUL - 26 Watford Road, Radlett – Proposal: Demolition of existing detached dwelling and subdivision of plot to facilitate construction of 1x 4-bedroom to include basement level and 1x 5-bedroom to include detached garage, swimming pool and single storey outbuilding to rear. Associated hard and soft landscaping to include front boundary works

Minutes:

Object --

a) This proposal will result in another loss of an arts and crafts style house, which will be out of keeping with the area.

b) The boundary spacing is not sufficient and not 2m from each

boundary which contravenes the Radlett Neighbourhood Plan (RNP) - Design Code E - Spacing between building and boundary. This would result in house No24 being overlooked by No 26A.

c) The gates are not set back far enough and would be dangerous to pull in front of from the bend in the road. This is also contrary to the RNP - Design Code C - Gates.

d) The dormers at the front of the house are quite dominant, which again could give rise to overlooking.

e) The swimming pool is too close to the boundary and will affect the amenity space of the neighbouring property.

f) The proposal is in breach of SADM30 part 2 of the design principles;

(i) makes a positive contribution to the built and natural environment

(ii) recognises and compliments the particular local character of the area in which it is located, and

(iii) results in a high quality design.

Also, part 3 of the design principles;

(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.

5.d 24/1661/FUL - Blackbirds Farm, Blackbirds Lane, Aldenham, Watford – Proposal: Retrospective application for change of use of Shed A from commercial engineering workshop to Class B8 Use for storage or distribution centre

Minutes:

No Objection -- subject to the control of HGV vehicles which was given permission, in the 2015 planning statement.

5.e 24/0532/HSE - 3 Summerhouse Lane, Aldenham, Watford – Proposal: Demolition of existing outbuilding and replacement gym and changing facilities. (New Plans & Arb Docs received 8th Jan 2025)

Minutes:

Object--

a) This proposal is in a Conservation Area and also in the Green Belt. The proposed outbuilding would be detrimental to the appearance of the area and should be a design which reflects the character of the existing building.

b) Members agreed that the solar panels should be sited in a more suitable position as per the comment by Place Services.

5.f 24/1675/VOC - Garages To Rear Of 23-25 Park Road And Land To The Rear Of 38-40, Watling Street, Radlett – Proposal: Application for variation of conditions 2, 8 and 18 to allow for minor alterations to the rear block and to surface parking on site following grant of planning permission 23/1454/FUL

Minutes:

Object --

a) Members of the Planning Committee were concerned with the lack of parking facilities, as residents are not entitled to resident permits and there would not be any provisions for visitor spaces.

5.g 25/0016/HSE - 61 Cobden Hill, Radlett – Proposal: Construction of double detached garage with mezzanine floor and 2x front gables

Minutes:

Object --

a) The proposal does not comply with SADM30, Design Guide E, in terms of scale, mass and bulk and is considered an over development of the site.

b) The garage is not 2m from the boundary and would be too high. This would result in loss of light to the neighbouring property and is contrary to the Radlett Neighbourhood Plan Design Code E - Spacing between building and boundary.

c) The proposal is also inappropriate for the Conservation and Green Belt area.

5.h 24/1659/VOC - 32 Links Drive, Radlett – Proposal: Application for variation of condition 2 (plans) to allow for relocation of rear garden outbuilding, alteration to porch roof and to alignment of front dormers following grant of planning permission 24/0911/FUL

Minutes:

Object --

a) The amended plans of the front porch elevation changes the appearance of the street scene and is contrary to SADM 30 Design Guide E, part 5.a. It is too bulky and not a feature of the original house.

b) The outhouse would be too close to the boundary at only

50cm, which is in breach of the Radlett Neighbourhood Plan Design Code E - Spacing between building and boundary.

6 Planning decisions by Hertsmere Borough Council

Minutes:

These were noted.

6.a 24/1356/HSE - 36 Shenley Hill, Radlett – HBC decision was Grant Permission – APC comment was Object

6.b 24/1451/FUL - 355 Watling Street, Radlett – HBC decision was Grant Permission – APC comment was No Objection

6.c 24/1443/HSE - Tall Timbers , 9 The Avenue, Radlett – HBC decision was Grant Permission – APC comment was No Objection

6.d 24/1146/VOC - 14 Letchmore Road, Radlett – HBC decision was Grant Permission – APC comment was Object

6.e 24/1477/HSE - 49 The Ridgeway, Radlett – HBC decision was Grant Permission – APC comment was No Objection

7 Date of next meeting Tuesday 4th February 2025

Minutes:

There being no further business the meeting finished at 9.20pm.

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