



## **ALDENHAM PARISH COUNCIL**

### **DRAFT Minutes Planning Committee**

**Date** 05/08/2024  
**Time** 19:30 - 21:30  
**Location** Meeting Room 2, The Radlett Centre, 1 Aldenham Avenue, Radlett WD7 8HL  
**Chair** Cllr C Woolf  
**Attendees** Cllrs S Benjamin & S Howard.  
**Officer** P Evans (Council Manager).  
Also, in attendance was Cllr W Susman and a member of the public.

#### **1 Apologies for absence.**

*Minutes:*

Apologies were received from Cllrs S Khawaja & E Samuelson.  
Cllr W Susman had been co-opted on to the council at the July meeting. He wished to join the planning committee which was accepted by those present and will be ratified at the next full council meeting in September.

#### **2 Declarations of interest on any item on the Agenda. – None.**

#### **3 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 to allow the member of the public present to address the committee. The resident raised concerns regarding agenda item 5f -- 24/0901/Ful -- Lychgate, The Warren, Radlett. They were asked questions for clarity by members of the committee before Cllr C Woolf resumed standing orders. He suggested that this application was discussed first under agenda item 5 which was agreed.

#### **4 To confirm the Minutes and appendices of the meeting held on 15th July 2024.**

*Minutes:*

The minutes of the meeting were confirmed and signed by Cllr C Woolf as a true record of that meeting.

#### **5 Planning Applications**

**5.a 24/0878/HSE - 1 The Heath, Radlett – Proposal: Two storey side extension and part single part two storey rear extension with alterations to fenestration.**

*Minutes:*

Object:-

a) The overall bulk of the design is contrary to policy SADM 30 -Design Principles -- 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

b) Radlett Design Code (a) -- plot coverage that respects its surroundings

c) Hertsmere Planning and Design Guide Part E. (k) Guidance for residential extensions and alterations -- 2 metres distance to boundary at first floor

d) RNP -- Policy HD3 -- respect and enhance the local townscape.

**5.b 24/0731/FUL - Holland Farm, Hilfield Lane, Aldenham, Watford – Proposal: Retrospective application for temporary permission for 2x containers for residential use.**

*Minutes:*

Object -- This is inappropriate development within the 'Green Belt' and 'Conservation Area'.

**5.c 24/0867/HSE - Little Gables, The Warren, Radlett – Proposal: Erection of single storey rear extension and installation of three-storey lift shaft to rear of dwelling.**

*Minutes:*

The committee do not object to the lower ground floor extension.

The committee, in principle are not against the provision of a lift, in order to extend the use of the property by the current owners, it does **object** to the poor design of the lift shaft, as it does not meet the criteria under SADM 30 which calls for 'a high quality design'.

**5.d 24/0869/VOC - 3 Loom Place, Radlett – Proposal: Application for variation of condition 5 (External Materials) to allow for brick and roof tile amendments following grant of planning permission 23/1015/FUL.**

*Minutes:*

No objection.

**5.e 24/0911/FUL - 32 Links Drive, Radlett – Proposal: Demolition of existing single storey dwelling to facilitate construction of two storey detached 4x bedroom dwelling with basement level.**

**Associated hard and soft landscaping. Construction of single storey outbuilding to rear.**

*Minutes:*

Object -- This is one of the 'protected' bungalows identified in the RNP Policies HD7 .1 and HD7.2. It therefore should remain a bungalow, not in effect a house overlooking neighbouring bungalows.

**5.f 24/0901/FUL - Lychgate , The Warren, Radlett – Proposal: Demolition of existing detached 4-bedroom dwelling house and the construction of a detached 6-bedroom dwelling with habitable accommodation in the roof space. Associated hard and soft landscaping, with the creation of a carriage driveway and electronic security gates.**

*Minutes:*

Object:-

- a) Contrary to RNP Design Guide b -- Ridge Height -- higher than neighbouring properties.
- b) Front Dormers -- not compliance with Hertsmere Planning and Design Guide E -- Part E. Section 6g Guidance for residential extensions and alterations -- The Council will resist dormers within the front roof face unless they are a dominant or original feature of the street scene.
- c) The crown roof design gives the proposal a look of large mass and bulk which is contrary to SADM 30 Design Principles -- 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.
- d) The boundary spacings with neighbours is insufficient and breaks the 2m rule outlined in RNP Design Code e and Hertsmere Planning and Design Guide Part E. (k) Guidance for residential extensions and alterations -- 2 metres distance to boundary at first floor.
- e) The rear terrace breaks the 45 degree line
- f) The rear dormers could lead to overlooking of neighbouring gardens.

**5.g 23/1205/HSE – 16 Loom Lane, Radlett – Proposal: Part single, part two storey front side and rear extensions following part demolition of existing rear extension, with roof alterations to include increased ridge height to include additional accommodation at loft level, former dormer, insertion 2no, side roof lights and addition of solar panels, alterations to fenestrations – AMMENDED DRAWINGS RECEIVED.**

*Minutes:*

Object:- These amended plans do not address the issues raised by APC in 2023 i.e.

- a) This is an original 'Arts and Crafts' style house. Its replacement is out

of keeping with Loom Lane and the Conservation Area.

b) The plot is over-dominant which is contrary to The Radlett Neighbourhood Plan Design Code A - Plot Coverage and Design Code E - Spacing between building and boundary.

c) The application does not comply with SADM30 Design Guide E, in terms of scale, mass and bulk and is considered an overdevelopment of the site.

**5.h 24/0704/Ful -- 42 Goodyers Avenue Radlett – Proposal:  
Demolition of existing dwelling and erection of replacement detached two storey 5x bed dwelling with accommodation at loft level. (AMENDED PLANS RECEIVED: design of dormer amended to match the main house, garage width increased and alterations to rear fenestration).**

*Minutes:*

Object:- These amended plans do not address the issues raised by APC previously i.e.

a) Members note that this will be another loss of a chalet bungalow and want to preserve the bungalow housing stock in Radlett, so there is a mix of houses for as long as possible.

b) This is the last plot which anchors Links Drive. The ridge height will be considerably higher than the neighbour next door which contravenes the Radlett Neighbourhood Plan (RNP), Design Code B - Ridge height.

c) The loss of vegetation in the front garden breaches the RNP Design Code D - Front Gardens.

d) The ground floor and first floor level extension is too close to the boundary with No 44.

e) The large rear dormer window is in breach of Design Guide E - EKP - 4 'Dormer windows should be as small as possible and should not take no more than 60% of the roof slope'.

**5.i 24/0923/Ful – 18 Goodyers Avenue, Radlett – Proposal:  
Demolition of existing dwelling and erection of three storey detached 5x bed dwelling including accommodation at loft level, with solar panels, new vehicular access and front boundary wall alterations with automated gate.**

*Minutes:*

Object:-

a) The boundary spacings with neighbours is insufficient and breaks the 2m rule outlined in RNP Design Code e and Hertsmere Planning and Design Guide Part E. (k) Guidance for residential extensions and alterations -- 2 metres distance to boundary at first floor.

b) Front Dormers -- not compliance with Hertsmere Planning and Design Guide E -- Part E. Section 6g Guidance for residential extensions and

alterations -- The Council will resist dormers within the front roof face unless they are a dominant or original feature of the street scene.  
c) Contrary to RNP Design Guide b -- Ridge Height -- higher than neighbouring properties.

**5.j 24/0946/VOC – 24 Loom Lane, Radlett – Proposal: Application for variation of condition 2 (Plans) to allow for fenestration changes following grant of planning permission 24/0339/HSE.**

*Minutes:*

No objection, depending on comments made by the conservation officer.

**5.k 24/0730/HSE – 45 Newlands Avenue, Radlett – Proposal: Single storey side and rear extension with part pitched roof, conversion of loft to habitable space with rear dormer and 2x rooflights, and associated roof alterations, including removal of chimney stack; demolition of existing detached single garage, car port and shed followed by construction of detached double garage with pitched roof. AMENDED PLANS**

*Minutes:*

Object:- This is one of the protected bungalows in the Radlett Neighbourhood Plan so is contrary to policy HD7 - The Radlett Bungalows.

**6 Planning decisions by Hertsmere Borough Council**

**6.a 24/0718/HSE - 4 Stables End, Aldenham, Watford – HBC decision was Grant Permission – APC comment was Object**

**6.b 24/0306/HSE - 18 Craigweil Avenue, Radlett – HBC decision was Grant Permission – APC comment was Object**

**6.c 24/0626/HSE - 7 Beech Avenue, Radlett – HBC decision was Grant Permission – APC comment was Object**

**6.d 24/0737/HSE - 17 Rendlesham Avenue, Radlett – HBC decision was Grant Permission – APC comment was Object**

**6.e 24/0041/FUL - Memorial Hall, Grange Lane, Letchmore Heath, Watford – HBC decision was Grant Permission – APC comment was No Objection**

**6.f 24/0707/HSE - 17 Craigweil Avenue, Radlett – HBC decision was Grant Permission – APC comment was No Objection**

**7 Date of next meeting -- MONDAY 19th AUGUST 2024**

There being no further business the meeting finished at 8.37pm.

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