

Bundle Planning Committee 19 March 2024

Agenda attachments

Front Sheet for Planning Committee 19th March 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 Monday 4th March 2024

Minutes Planning Committee 4th 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 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
- 5.b 24/0241/HSE - 36 Shenley Hill, Radlett – Proposal: Instillation of 2x air source heat pumps and 4x air-conditioning units. (Retrospective application).
- 5.c 24/0266/HSE - 21 Folly Close, Radlett – Proposal: Two storey side extension following demolition of garage
- 5.d 24/0248/FUL - 2 The Green, Letchmore Heath, Watford – Proposal: Change of Use of Residential Dwelling to Monks Accommodation (Retrospective application)
- 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)
- 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)
- 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
- 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
- 5.i 24/0306/HSE - 18 Craigweil Avenue, Radlett – Proposal: Extension to existing patio and construction of outdoor kitchen / bbq area to rear
- 5.j 24/0310/HSE - 16 Links Drive, Radlett – Proposal: Construction of a single storey rear conservatory extension
- 5.k 24/0311/HSE - Chideock , Brook Drive, Radlett – Proposal: Removal of existing gate and fences, installation of 1.5m high replacement gates to front boundary and installation of 1.8m high side perimeter fencing with associated concrete posts. (Revised application from 23/0853/HSE)

- 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 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
- 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

Aldenham Parish Council



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Date: 13th March 2024

To: All members of Planning Committee

Dear Councillor

A Meeting of the Planning Committee will be held on Tuesday 19th March 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 04/03/2024
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, S Benjamin, C Woolf & G Taylor (Co-Opted Member)
Officer S Highton (Admin – OS)

There were also 3 members of the public present

1 Apologies for absence

Minutes:

Apologies were received from Cllr S Ali.

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 19th February 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 6.a, 24/0196/HSE, 9 Aldenham Avenue, Radlett and one member of the public raised concerns about agenda item 6.e, 16 Loom Lane, Radlett. Members 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 6.a would be spoken about first and agenda item 6.e next.

5 To discuss the following Consultation

- 5.a To discuss the proposed telecommunications site upgrade located at Blackbirds Sewage Treatment Works, Oakridge Lane, Radlett, Watford, WD25 8BT (NGR: 514885, 200036). Vodafone has identified a requirement for an upgrade to improve network coverage within the surrounding area**

Minutes:

Members of the Committee approved this upgrade, as the change will have zero impact on the surrounding area.

6 Planning Applications

- 6.a 24/0196/HSE - 9 Aldenham Avenue, Radlett – Proposal: Conversion of loft to habitable space with roof alterations to include an increase in ridge height, insertion of 3 x rear dormer windows, insertion of roof lights to front and both side elevations, and chimney stack removal**

Minutes:

Object --

- a) The rear dormers will cause overlooking to the neighbours of Christchurch Crescent and loss of amenity space.
- b) The ridge height has substantially increased which is contrary to The Radlett Neighbourhood Plan, Design Code B - Ridge Height.
- 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.

- 6.b 24/0198/HSE - 18 Craigweil Avenue, Radlett – Proposal: Retention of 2x air conditioning units on the side wall**

Minutes:

No Objection pending approval by the Environmental Protection Officer.

- 6.c 24/0217/HSE - 10 Folly Close, Radlett – Proposal: Construction of single-storey front porch extension with canopy to include alterations to fenestration and insertion of 1x roof light**

Minutes:

No Objection

- 6.d 24/0219/VOC - 21 Newlands Avenue, Radlett – Proposal: Application for variation of condition 2 (plans) to allow for elevation changes following the grant of planning permission 23/0449/FUL**

Minutes:

No Objection

- 6.e 23/1205/HSE - 16 Loom Lane, Radlett – Proposal: Part single, part two-storey side, rear and front extension following part demolition of existing rear extension, with roof alterations to include increased ridge height, additional accommodation at loft level, front and rear dormer, insertion of side and rear roof lights and addition of solar panels. Single-storey side extension, two-storey front extension and porch canopy. Alterations to fenestration. AMENDED DRAWINGS RECEIVED 07/02/2024**

Minutes:

Object --

- 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.

7 Planning decisions by Hertsmere Borough Council

Minutes:

These were noted.

- 7.a 23/1015/FUL - 3 Loom Place, Radlett– HBC decision was Grant Permission – APC comment was Object**
- 7.b 23/1791/HSE - 48 Aldenham Avenue, Radlett – HBC decision was Grant Permission – APC comment was Object**
- 7.c 24/0046/HSE - 1 The Heath, Radlett – HBC decision was Grant Permission – APC comment was No Objection**

**7.d 23/1804/FUL - Lychgate , The Warren, Radlett – HBC
decision was Refuse Permission – APC comment was
Object**

**7.e 23/1642/HSE - 4 Newlands Avenue, Radlett – HBC
decision was Grant Permission – APC comment was No
Objection**

8 Date of next meeting Tuesday 19th March 2024

Minutes:

There being no further business the meeting closed at 8.20pm.

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

DRAFT