



## **Managers' Report – January 2022**

To review the proposed lease for the booster station on top of The Radlett Centre (see minute 191 & 234)

*That as this is a new lease, and that APC have now agreed to pay RCT one payment per year, that any rent received remains the income for APC. **Chased 17/1 negotiations ongoing but contractor feels this could complete soon.***

To receive an update on the Allotment Drive reinstatement project (see minute 196, 232 & 246)

*That the plans are submitted to Hertsmere Borough Council for consideration. – **Plans submitted to HertsmereBC awaiting decision from officer.***

To receive a request from Assoc of Jewish Refugees to plant a Commemorative Oak Tree in Radlett (minute 8 – Sept21)

*APC delighted to accept the offer of a 'Commemorative Oak Tree' from Assoc of Jewish Refugees which will be planted in KGV Playing Fields. – **Completed.***

To consider a request from KGV Playing Fields Radlett Trust for funding to create a pathway in Cobden Hill Dell – (Ag item 9 – Dec21)

- a) That the Trust apply for a Community CiL grant to fund the project up to £15,000 via the F&GP Committee.
- b) That the Trust are asked to investigate whether a more natural surface can be placed on the suggested pathway. – **will need to apply for planning permission first.**

To consider a request from Phillimore Rec Improvement Working Party to apply to HBC for full planning permission to install a cafe in Phillimore Rec – (Ag item 10 – Dec21)

- a) That IID Architects be instructed to submit plans and supporting documents to HBC Planning Dept for consideration by them.
- b) That the fees for planning and IID fees within a £4,000 budget from Phillimore Rec Improvement Project -- Phase 2 project. – **Surveys on the trees has taken place, and now a sustainability survey is required for the planning application which is being worked on now. 12/1.**



## **ALDENHAM PARISH COUNCIL**

Staffing information -- There has been 19 day's sickness since the last meeting.

APC received the following compliment 'We live in Gills Hollow and wish to thank you for the planting of a Laurel hedge along the fence in the children's' playground. Also, the wild garden (on the old tennis courts in Phillimore Rec) is a really lovely idea and we will watch it develop with great interest.

### Delegated Report

In December due to the prevalence of the Omnicron virus concerns were raised by several councillors regarding attending the Radlett Centre for face to face meetings. The guidance from Central Government stated that unless APC (or any council) had a face to face meeting, any decisions made are null and void.

After discussions with councillors it was agreed

- 1) Delegation is given to the Council Manager to deal with any urgent matters that need action, having spoken to the relevant Chairman/Vice Chairman.
- 2) That if a planning meeting became non-quorate then as planning matters cannot be delayed that the Council Manager posts APC comments on HBC website having hosted a zoom meeting with members of the planning committee.
- 3) If the January F&GP meeting is cancelled because of being non-quorate then there will be a committee meeting on zoom just to give guidance to the Council Manager re budget etc before it is put to Full Council on 31<sup>st</sup> January.

This delegated power would be in place until the end of the Government guidance on 27<sup>th</sup> January or earlier if any new announcement was made. It will then be agreed by Council at the meeting on 31<sup>st</sup> January 2022. Below are the decisions made when the planning committee meetings of 20<sup>th</sup> December, 10<sup>th</sup> and 24<sup>th</sup> January.



## **Planning Committee delegated decisions – 20<sup>th</sup> December 2021.**

### **8 Planning Applications**

#### **8.a 21/2220/FUL -- South Medburn Farm Watling Street Elstree – Proposal: Demolition of existing buildings and redevelopment of the site to provide residential units, together with associated landscaping, amenity space, parking and access from Watling Street.**

APC strongly support this development as being an example of using a Brown Field site rather than imposing on the Green Belt. In order to make this development sustainable APC would ask that contributions are made through a Section 106 agreements to improving the footpath to Borehamwood by upgrading it to a bridleway, and the provision of a cycle network between Radlett and Borehamwood along Watling Street (which passes the development) RNP policy GA1 WALKING AND CYCLING NETWORKS -- Development of a well maintained, safe and attractive local walking and cycle network and the enhancement of such, will be supported. APC would also seek contributions to a bus route linking Radlett and Stanmore as per RNP policy GA 1 -- Promoting sustainable modes of transport and healthy communities.

#### **8.b 21/2259/HSE -- Hawthorns The Warren Radlett – Proposal: Construction of first floor front and side extension, alterations to fenestration and associated roof alterations to include an increase in ridge height, insertion of additional front gable and new front dormer window following demolition of existing front dormer.**

Object -- APC note that this is a better-looking building, however, it still breaches the 2m boundary rule.

#### **8.c 21/2257/FUL -- 51 Aldenham Avenue, Radlett, Hertfordshire, WD7 8JA – Proposal: Alterations to existing detached dwelling and erection of a new 3-bed detached dwelling with associated car parking and landscaping (revised application to 21/1518/FUL). (Amended Plans received 25/11/2021 - secure bike storage shed for each house added and removal of grass in front of the living room of the existing house.)**

Object - APC acknowledge that this is an improved design than

previously, however it still feels that the new house is too bulky (SADM30) due to the crown roof. If the office is minded to approve this application APC would ask that permitted development rights are removed, as to increase the bedroom number will mean more parking is required which is not possible in this location.

**8.d 21/2284/HSE -- 41 Homefield Road Radlett Hertfordshire WD7 8PX – Proposal: Construction of part single, part two storey front extension, first floor side extension and single storey rear extension to include relocated entrance and alterations to fenestration (revised application from 21/1170/HSE)**

Object -- The boundary on the right-hand side breaks the 2m rule (SADM 30 Design Guide E) it reduces the sky gap and leads to a terracing effect. (RNP Design Guide 3.46e).

**8.e 21/2310/HSE -- 7 Loom Lane Radlett – Proposal: Erection of two storey side, single storey rear extension, front porch and 2 storey front bay feature. Roof alterations to include 3 front dormers and 1 dormer & 2 roof lights to rear.**

Object -- The front dormers are in breach of SADM29 and RNP policy HD3. APC have no objection to the side extension.

**8.f 21/2272/FUL -- Wall Hall Drive Aldenham – Proposal: Installation of a new security access barrier to Wall Hall Drive entrance with alterations to the pavement to include lowering of kerb and tactile paving.**

Object -- The installation of this gate is against the RNP Design Guide c. Gates -- Ensuring that gates and entrances requiring planning permission respect local character and do not dominate their surroundings. This is also a public right of way and this gate will seem to imply that this is a private estate.

**8.g 21/2321/HSE -- 17 Beech Avenue Radlett – Proposal: Demolition of existing conservatory and construction of a part single part two storey rear extension. Construction of new basement level with new raised patio. (Revised Application).**

Object -- The patio is really a roof terrace due to road sloping. This roof terrace is over 4.5m above neighbouring gardens leading to overlooking of at least 15 & 19 Beech Ave as possibly others.

**8.h 21/2330/HSE -- 18 Canons Close Radlett – Proposal: Conversion of loft to habitable room with associated roof alterations to include rear gable, front dormer window and insertion of roof lights to both side elevations. Construction of**

**part single, part two storey rear extension, single storey front porch extension and alterations to fenestration.**

Object -- front dormer is contrary to design guide E EXP-4 and not typical of the street.

- 8.i 21/2332/FUL -- 11A Beaumont Gate Radlett – Proposal: Conversion of loft to create additional office space to include rear dormer and insertion of 4 x roof lights to front elevation**  
No comment
- 8.j 21/2067/HSE -- 25 Gills Hill, Radlett – Proposal: Retrospective application for retention of existing brick piers and front boundary wall (Amended description & plans received 09.12.21)**  
Object -- The piers of the gates higher than 1.5m. The gates should be off set within the property per design guide Part E. Guidance Section 7.
- 8.k 21/2316/FUL -- Hilfield Farm, Hilfield Lane, Aldenham – Proposal: Demolition of 2 x dilapidated single storey timber framed storage buildings and construction of replacement single storey building for commercial use**  
No comment.
- 8.l 21/2356/VOC -- Tudor Lodge 3 The Sycamores Radlett – Proposal: Application for variation of Condition 2 (Plans) to allow for changes to the proposed double-glazed timber casement windows to double glazed aluminium windows following grant of planning permission 21/0499/HSE**  
No comment
- 8.m 21/2354/HSE -- 2 Willow Way Radlett – Proposal: First floor side extension; loft conversion to provide habitable living accommodation, incorporating increase in roof height, hip to gable roof extension, rear roof extension with rear Juliet balcony; insertion of 2 rooflights to front, both sides and rear, and alterations to fenestration. (Revised Application).**  
Object  
a) The roof design (especially the gable ends) would have a negative effect on the street scene -- Design Guide E EXP-3.  
b) The increase in roof height coupled with the hip to gable end and ridge height contrary to RNP Design Code b  
c) There is insufficient boundary spacing on either side contrary to RNP Design code e and Planning and Design Guide E para 4 -- set in j,k,l.  
d) There is insufficient car parking provision.

**8.n 21/2333/VOC -- The Three Horseshoes The Green Letchmore Heath – Proposal: Application for variation of condition 2 (plans) to change from timber gazebo and retractable roof to aluminium gazebo and fixed roof following grant of planning permission 20/1980/FUL.**

No objection subject to the heritage officer comments.



## Planning Committee delegated decisions – 10<sup>th</sup> January 2022

### 5 Planning Applications

- 5.a 21/2360/HSE -- 26 Oakridge Avenue Radlett – Proposal:**  
**Associated roof alterations to include fenestration changes following grant of applications 21/1118/VOC and 20/1380/HSE.**

No objection.

- 5.b 21/2223/FUL -- 1 - 3 Newlands Avenue Radlett – Proposal:**  
**Retrospective application for front boundary works to include insertion of black metal railings, electronic entrance sliding gates and hedge planting to both 1 and 3 Newlands Avenue**

Object this application, which is probably the worst example of boundary treatment APC have ever seen, is contrary to RNP Design Guide h Highway boundaries -- Ensuring that boundary treatments reflect the prevailing character of boundaries, with special attention to retaining open character and green hedges, and avoiding boundaries that appear unduly dominant, and RNP Design Guide C – Gates -- Ensuring that gates and entrances requiring planning permission respect local character and do not dominate their surroundings, as well as HBC Design Guide E Sec K.

Whilst HertsCC Highways have not commented due to the fact that this is a private road this still contravenes HBC Design Guide E as there is only 1m between the gates and the highway.

The developer Design & Access Statement states “it is not considered that the proposed addition at 28 Newlands Avenue would result in safety issues on the highway.” However, this is a completely different property and context so cannot be seen as a simple cut and paste job.

If the officer is minded to propose that this application is granted permission, then any landscaping should be on the highway side of the fence to soften the harshness of the metal railing that look like cages.

Look to see if this can be called in by HBC Ward councillors.

- 5.c 21/2368/VOC -- Holmesdale Common Lane Radlett – Proposal:**  
**Application for variation of Condition 2 (Plans) to allow for**

**changes to fenestration and cladding following grant of planning permission 21/1917/FUL.**

No objection subject to any windows that are overlooking have obscured glass.

**5.d 21/2364/HSE -- 23 Park Road Radlett – Proposal: Single storey rear extension with rooflights following removal of rear bay window and conversion of loft to habitable room including change in roof shape from hipped to gable, 2 rooflights to front and rear dormer.**

Object – The roof alteration is excessive leading to a top-heavy appearance. The change from hip gable end is contrary to HBC Design Guide E 6k. The dormer window exceeds 60% of the roof line per HBC Design Guide E 6f and rooflights are not seen as acceptable in a conservation area.

**5.e 21/2362/FUL -1 Aldenham Grove Radlett – Proposal: Demolition of existing detached house and construction of a new, detached 5-bed dwelling with accommodation at basement and loft levels to include new crossover and installation of new deck and outdoor pool**

Object – This is a small plot, the proposal breaches SADM 30. There is also a concern that it breaches the 45 degree with the neighbouring property. The proposal is less than 2m from the boundary in contravention of HBC Design Guide E Sec 4k.

To provide sufficient car parking spaces there will be a significant removal of the landscaping in contravention of RNP Design Guide D

**5.f 21/2383/FUL -- 5 Lambourne Chase Radlett – Proposal: Alterations to front garden to include hardstanding to create 1 off street parking space and installation of dropped kerb.**

Object – The loss of the green frontage is in contravention of RNP Design Guide G. If the officer is minded to recommend this application for approval then APC ask that the surface material used is grasscrete.

**5.g 21/2388/HSE -- 146 Watling Street Radlett – Proposal: Erection of single storey side and rear extension with 2 rooflights to side and 2 rooflights to rear.**

No objection, but the officer is asked to check the 45-degree angle with the neighbouring property.

**5.h 21/2387/FUL -- 108 Watling Street Radlett – Proposal: Subdivision of existing flat into 3 apartments (1 x 2 bed & 2 x 1**



**bed) and insertion of one rear dormer.**

No objection.

- 5.i 21/2172/VOC -- 421 Watling Street, Radlett – Proposal: Application for variation of condition 7 (plans) to allow for render to external elevations and removal of the front ramp following grant of planning permission 20/0789/HSE (AMENDED PLANS RECEIVED 15/12/2021).**

No further comments to add to our previous objections.

- 5.j 21/2398/HSE -- 30 Elm Walk Radlett – Proposal: Demolition of conservatory and erection of single storey rear extension.**

No objection.

- 5.k 21/2406/HSE -- 85 Gills Hill Lane Radlett – Proposal: Construction of single storey rear extension, part single, part two storey front extension to include new front porch and alterations to fenestration**

No objection in principle but would ask the officer to check the 45-degree angle at the rear of the property.

- 5.l 21/2416/HSE -- Laurel Cottage New Road Letchmore Heath – Proposal: Demolition of existing conservatory and rear porch. Construction of single storey side and rear extension, enlargement of first floor rear extension and alterations to fenestration**

No objection subject to the conservation officers' comments.



## **Planning Committee delegated decisions – 24<sup>th</sup> January 2022**

### **5 Planning Applications**

#### **5.a 21/2430/HSE -- 14 Goodyers Avenue Radlett – Proposal: Conversion of loft to habitable room with associated roof alterations to include 2 rear dormers and change in roof shape from hipped to gable and fenestration alterations**

Object

- a) Poor design in contravention of SADM30(iii) results in a high quality design.
- b) In contravention of RNP Policy HD3 RESPECTING AND ENHANCING LOCAL TOWNSCAPE AND LANDSCAPE CHARACTER AND PATTERNS, as it affects the street scene.
- c) The 2 rear dormers could lead to overlooking of neighbours gardens.

#### **5.b 21/2429/HSE -- Taverners Back Lane Letchmore Heath – Proposal: Fenestration alterations to include replacement of windows and door. – No objection subject to conservation officers comments.**

#### **5.c 21/2433/VOC -- 25 Aldenham Avenue Radlett – Proposal: Application for variation of condition 1 (driveway lighting) to allow for hours of operation to be extended to reflect seasonal change following grant of planning permission 20/2052/HSE.**

The council cannot see justification for any change of condition – the planning portal is quite clear in its definitions regarding lighting

- Light itself, and minor domestic light fittings, are not subject to planning controls.
- Nevertheless, external lighting for security or other purposes should not be fitted so that the intensity and direction of light does not disturb others. Many people suffer extreme disturbance due to excessive or poorly-designed lighting.
- beams should NOT be pointed directly at windows of other houses.
- Security lights fitted with passive infra-red detectors (PIRs) and/or timing devices should be adjusted so that they minimise nuisance to neighbours and are set so that they are not triggered by traffic or

pedestrians passing outside your property.

- 5.d 21/2282/VOC -- 37 Newlands Avenue Radlett – Proposal: Application for variation of Conditions 4 (External Materials), 5 (Surface Water Run-off), 14 (Fences and Gates) to allow for installation of a pergola, water feature and slide, changes to hard and soft landscaping, fencing and gates, security cameras, and foul pumping kiosk following grant of planning permission 18/1909/VOC**

Object

- a) The piers are higher than those recommended in Design Guide E Part E Section 7 and RNP Design Guide h
- b) That planting on the boundary should be on the outside to soften the impact of the boundary wall.

- 5.e 21/2425/FUL -- 17 Shenley Hill Radlett – Proposal: Demolition of existing dwelling and erection of a detached, 5 bed house with habitable space in loft.**

Object

- a) The proposal is to remove a significant amount of landscaping at the front of the property including two large trees which is in contravention of RNP Design Guide d – Front Gardens & policy HD5 High Quality Trees,
- b) Whilst it is a large plot the boundary gap between 17 and 19 Shenley Hill breaches the 1m gap at ground floor and 2m at First Floor.
- c) The use of grey brick is not typical of the area and breaches RNP policy HD3 respecting local townscape and SADM30 High Quality Design

- 5.f 21/2427/HSE -- 33 Park Road Radlett – Proposal: Roof alterations to include enlargement of rear dormer window with Juliette balcony, insertion of rear velux window, widening of first floor opening and minor alterations to shape of rear roofslope – No objection subject to comments made by the conservation officer.**

- 5.g 21/2450/HSE -- 7 Summerhouse Lane, Aldenham – Proposal: Demolition of existing garage, relocation of entrance, erection of single storey side extension and reduction of existing side dormer**  
No objection subject to comments made by the conservation officer.

- 5.h 21/2431/HSE -- 35A Aldenham Avenue Radlett – Proposal:**

**Demolition of existing front boundary wall and erection of 1.5m high side and front wall with piers, dropped kerb and hard standing to front.** Not on website – has it been withdrawn.

**5.i 22/0016/HSE -- 33 Oakridge Avenue Radlett – Proposal: Single storey rear infill extension with fenestration alterations, conversion of garage to habitable room with change from garage door to window** – No objection.

**5.j 22/0017/HSE -- 19 Christchurch Crescent Radlett – Proposal: two storey rear extension and fenestration alterations**

Object

- a) First Floor rear extension is less than 2m from boundary with 21 Christchurch Crescent in contravention of Design Guide E
- b) The extension will be visible from the street and reduces the skybreak with the neighbouring property in contravention of SADM30 and RNP Design Guide e

**5.k 22/0040/HSE -- 2 Church Close Radlett – Proposal: Single storey side and rear extension** – No objection subject to comments by the conservation officer on this application and the permitted development application.

**5.l 22/0051/HSE -- 19 Letchmore Road Radlett – Proposal: Two storey front extension and part single/part two storey rear extension. Conversion of garage to habitable room and conversion of loft to habitable room with two rear dormers**

Object

- a) The proposed two storey front extension is contrary to SADM30 – [i] not making a positive contribution to the built environment, nor [ii] recognises and complements the particular local character of the area in which it is located.
- b) The front extension of the garage by 1.76m would be on the common boundary with No 17 Letchmore Road.
- c) Adding a 5th Bedroom in loft would raise the car parking requirements to 4 places, having lost the garage, the committee feel there is insufficient parking out the front without a significant loss of the verdant nature, which is in contravention of the objectives in the RNP
- d) The rear dormer windows might give rise to overlooking.

