



## **ALDENHAM PARISH COUNCIL**

### **Minutes Planning Committee**

**Date** 15/07/2024  
**Time** 19:30 - 21:30  
**Location** Meeting Room 2, The Radlett Centre, 1 Aldenhams Avenue,  
Radlett WD7 8HL  
**Chair** Cllr S Khawaja  
**Attendees** Cllrs S Benjamin, C Woolf & G Taylor (Co-Opted Member)  
**Officer** S Heighton (Admin OS & Planning)

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

*Minutes:*

Apologies were received from Cllrs E Samuelson & S Howard

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

#### **3 To confirm the Minutes and appendices of the meeting held on Monday 1st July 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:*

There were no members of the public present

#### **5 Planning Applications**

##### **5.a 24/0809/FUL - 58 Watford Road, Radlett – Proposal: Demolition of existing house and construction of two pairs of two storey 4-bedroom semi-detached dwellings including associated landscaping**

*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. The 2 buildings would represent around 24% of the site area, whereas the average for Radlett is 11%.

b) There is no archaeological report, groundworks statement, arboricultural report or habitat report.

c) The car parking spaces look too small, as average car width is around 2m. This would only leave 0.5m for car doors to open. This would be contrary to SADM 40 - where the parking layout would not adequately enable the vehicle parking spaces to be independent of each other for this level of parking.

- 5.b 24/0805/HSE - 19 Watford Road, Radlett - Proposal: Demolition of detached garage and construction of part single, part two storey front and side extension to include garage at ground floor level integrated to main dwelling, with habitable accommodation in roof space, insertion of front dormer window and 2 x roof lights; single storey rear extension following removal of conservatory, installation of pergola structure to rear of dwelling**

*Minutes:*

No Objection with the following condition:

The pergola structure should sit comfortably within the 45-degree angle with No 19A's rear window.

- 5.c 24/0824/VOC - 7 Hawthorne Road, Radlett – Proposal: Application for variation of condition 2 (plans) to allow for reduction of first floor rear extension and second storey side extension, roof alterations and alterations to fenestration following grant of planning permission 23/0101/HSE**

*Minutes:*

No Objection

- 5.d 24/0852/HSE - 1 Church Farm Cottages, Church Lane, Aldenham, Watford – Proposal: Continued use of the garage for ancillary residential purposes**

*Minutes:*

No Objection with the following condition:

The structure should remain ancillary to the property.

- 5.e 24/0845/HSE - 9 Aldenham Avenue, Radlett – Proposal: Conversion of loft to form habitable space with associated roof alterations to include raised ridge height, crown roof, 3x rear dormers and insertion of 3x front, 1x and 2x side rooflights**

*Minutes:*

No Objection with the following conditions -

Remove any further permitted development rights.

The rear dormer and Velux windows must be of obscured glass.

- 5.f 24/0785/FUL - 27 The Ridgeway, Radlett – Proposal: Subdivision of plot to facilitate construction of 3x bedroom detached chalet bungalow to the rear of 27 The Ridgeway; new crossover to**

**facilitate parking; associated hard and soft landscaping; cycle and bin store (Revised application 23/1465/FUL).**

*Minutes:*

No Objection

## **6 Planning decisions by Hertsmere Borough Council**

*Minutes:*

These were noted.

- 6.a 24/0636/ADV - Red Lion Hotel, 78 - 80 Watling Street, Radlett – HBC decision was Grants Consent – APC comment was No Objection**
- 6.b 23/1454/FUL - Garages To Rear Of 23-25 Park Road And Land To The Rear Of 38-40, Watling Street, Radlett – HBC decision was Grant Permission – APC comment was Object**
- 6.c 24/0262/HSE - 20 Cobden Hill, Radlett – HBC decision was Grant Permission – APC comment was Object**
- 6.d 23/1796/FUL - Aldenham House, Haberdashers Boys School, Butterfly Lane, Elstree – HBC decision was Grant Permission – APC comment was No Objection**
- 6.e 24/0646/HSE - 62 Hilfield Lane, Aldenham, Watford – HBC decision was Grant Permission – APC comment was No Objection**
- 6.f 22/2147/OUT - Lands To The South Of Aldenham Reservoir, Watford Road, Elstree – HBC decision was Grant Permission – APC comment was No Objection**
- 6.g 24/0416/FUL - Blackbirds Farm, Blackbirds Lane, Aldenham, Watford – HBC decision was Grant Permission – APC comment was No Objection**
- 6.h 24/0198/HSE - 18 Craigweil Avenue, Radlett – HBC decision was Grant Permission – APC comment was No Objection**
- 6.i 24/0575/HSE - 23 Gills Hill Lane, Radlett – HBC decision was Grant Permission – APC comment was Object**
- 6.j 24/0644/HSE - 35 Aldenham Avenue, Radlett – HBC decision was Grant Permission – APC comment was No Objection**

## **7 Date of next meeting Monday 5th August 2024**

*Minutes:*

There being no further business the meeting finished at 8.12pm.

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