

Bundle Planning Committee 16 June 2025

Agenda attachments

Front Sheet Planning Committee 16th June 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 2nd June 2025

Planning Committee Minutes 2nd June 2025

- 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 25/0805/VOC - 16 Loom Lane, Radlett – Proposal: Application for variation of condition 2 (plans) to allow for roof and fenestration alterations following grant of planning permission 23/1205/HSE
- 5.b 25/0686/FUL - One Acre, Hilfield Lane, Aldenham, Watford – Proposal: Retrospective application for the construction of a detached storage outbuilding and front boundary works to include vehicular crossover, access gates and brick piers
- 5.c 25/0781/FUL - 5 Summerhouse Lane, Aldenham, Watford – Proposal: Demolition of existing dwelling and construction of replacement detached two storey 5x bed dwelling including habitable space at loft level
- 5.d 25/0796/FUL - Tabard Rugby Club , Cobden Hill, Radlett – Proposal: Erection of x4 covered padel tennis courts with club hut and outdoor seating area, new footpaths and cycle stand
- 5.e 25/0662/HSE - 17 Radlett Park Road, Radlett – Proposal: Conversion of garage to habitable space to include replacement of garage door with relocation of front door. Construction of single storey rear extension with 2x rooflights. First floor side extension with associated roof works. Conversion of loft to habitable space to include alterations to ridge height, removal of chimney stack and insertion of 6x rooflights. Alterations to fenestration
- 5.f 25/0814/HSE - Wistaria , Gills Hill Lane, Radlett – Proposal: Single storey rear extension following demolition of existing conservatory
- 5.g 25/0820/HSE - 3 Faggotts Close, Radlett – Proposal: Single storey front and rear extension to include front garage; alterations to fenestration; installation of in-line solar panels on roof; removal of chimney stack
- 5.h 25/0709/FUL - Land Rear Of, 2 - 8 Station Road, Radlett – Proposal: Conversion of an existing dilapidated garage to the north boundary to create residential (C3) 2 x 1 bedroom flats across ground and first floors with associated bin and bicycle store and private amenity space. Erection of new residential (C3) building to the north of the site providing 3 x 1 bedroom flats on land which is currently used for parking and is taken over to hardstanding. The proposals are over 2 storeys with associated bin and bicycle store and private amenity space
- 5.i 25/0412/HSE - 16 The Warren, Radlett – Proposal: Addition of aluminium sheeting to rear of existing vehicular iron entrance gates

- 5.j 25/0837/HSE - 34 Craigweil Avenue, Radlett – Proposal: Demolition of existing rear conservatory; construction of part single part two storey side and rear extension, and first floor extension over existing single storey side and rear extensions, and conversion of loft to habitable space with associated roof alterations to include crown roof and insertion of 3x rooflights; alterations to fenestration
- 5.k 25/0850/HSE - 21 Newlands Avenue, Radlett – Proposal: Erection of outbuilding in rear garden
- 5.l Phillies Café, Phillimore Recreation Ground, Gills Hollow, Radlett – Proposal: Application for alcohol licence
- 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 25/0556/LBC - Patchetts Cottage, Hilfield Lane, Aldenham, Watford – Proposal: Creation of a horse menage, installation of low timber fences and associated soft landscaping works (Application for Listed Building Consent, Associated HSE application 25/0555/HSE)
- 7 Planning decisions by Hertsmere Borough Council
- 7.a 25/0508/HSE - 16 Kendals Close, Radlett – HBC decision was Grant Permission – APC comment was No Objection
- 7.b 24/1431/VOC - 11 The Rose Walk, Radlett – HBC decision was Grant Permission – APC comment was Object
- 7.c 25/0335/FUL - Land Adjacent To, 1 Craigweil Avenue, Radlett – HBC decision was Grant Permission – APC comment was Object
- 7.d 25/0229/OUT - Kendal Hall Farm , Watling Street, Radlett – HBC decision was Grant Permission – APC comment was No Objection
- 7.e 24/1566/HSE - Church View, Church Lane, Aldenham, Watford – HBC decision was Grant Permission – APC comment was No Objection
- 7.f 25/0462/HSE - 43 Goodyers Avenue, Radlett – HBC decision was Grant Permission – APC comment was Object
- 7.g 25/0016/HSE - 61 Cobden Hill, Radlett – HBC decision was Grant Permission – APC comment was Object
- 7.h 25/0548/HSE - 16 Shenley Hill, Radlett – HBC decision was Grant Permission – APC comment was Object
- 8 Date of next meeting Monday 7th July 2025

Aldenham Parish Council



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Date: 11th June 2025

To: All members of Planning Committee

Dear Councillor

A Meeting of the Planning Committee will be held on Monday 16th June 2025.

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 Benjamin, C Woolf, S Howard, W Susman



ALDENHAM PARISH COUNCIL

DRAFT Minutes Planning Committee

Date 02/06/2025
Time 19:30 - 21:30
Location Meeting Room 2, The Radlett Centre, 1 Aldenham Avenue, Radlett WD7 8HL
Chair Chairman to be elected
Attendees Cllrs S Khawaja, E Samuelson, C Woolf, S Benjamin & G Taylor (Co-Opted Member)
Officer S Heighton (Admin OS & Planning)

1 Election of Chairman

Minutes:

Cllr S Khawaja was nominated by Cllr C Woolf and seconded by S Benjamin. There were no other nominations, and as Cllr S Khawaja accepted the nomination he was duly elected.

2 Apologies for absence

Minutes:

Apologies were received from Cllrs W Susman & S Howard.

3 Declarations of interest on any item on the Agenda

Minutes:

None

4 To confirm the Minutes and appendices of the meeting held on Monday 19th May 2025

Minutes:

These were confirmed and signed by Cllr S Khawaja as a true record of that meeting.

5 Election of Vice Chairman

Minutes:

Cllr C Woolf was nominated by Cllr E Samuelson and seconded by S Benjamin. There were no other nominations, and as Cllr C Woolf accepted the nomination he was duly elected.

6 Review Terms of Reference

Minutes:

These were adopted.

7 To renew the membership of this committee of G Taylor as a co-opted non-voting member

Minutes:

The membership of G Taylor as a co-opted non-voting member of the committee was renewed.

8 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.

9 To discuss the following consultation

9.a CPRE Hertfordshire - Petition to save our Green Belt

Minutes:

After some discussion, it was decided that APC write to CPRE to support them with their petition.

10 Planning Applications

10.a 25/0706/HSE - 16 Canons Close, Radlett – Proposal: Erection of garden outbuilding to rear of dwelling.

Minutes:

Object--

The building is too close to the boundary at 0.5m with No.15.

10.b 25/0700/HSE - 24 Willow Way, Radlett – Proposal: Construction of single-storey rear extension with lantern rooflight.

Minutes:

No Objection.

10.c 25/0713/HSE - 5 Links Drive, Radlett – Proposal: Construction of single storey rear extension, conversion of garage to habitable room with window to replace garage door, demolition of existing single storey front porch, relocation of front door and Installation of front facing storm porch, and alterations to fenestration

Minutes:

Object --

a) There is insufficient car parking as a 5-bedroom property needs 4 onsite parking spaces.

b) Pillars are not normally allowed by Hertsmere.

- c) The application breaks the 45-degree line with No.7.
- d) This property has an Article 4 directive applied to it.

10.d 25/0656/HSE - The Sycamores , The Warren, Radlett – Proposal: Retrospective application for alterations to fenestration to include replacement of rear door with window, removal of rear window, replacement of garage window with single door and window, and replacement of existing 2 x roof lights with 4 x roof lights (2 x to front elevation, 1 x to rear elevation, 1 x to south-east side elevation). (Revision to application reference 21/1098/HSE.)

Minutes:

Object--

The Velux windows are more in number (4 instead of 1) and also look larger than the one in the approved application.

10.e 25/0731/HSE - 43 Aldenham Avenue, Radlett – Proposal: Demolition of existing conservatory to facilitate construction of single storey rear extension to include 1x rooflight. Conversion of loft to habitable space to include 3x rear dormers, insertion of 5x front rooflights and removal of chimney stacks. Alterations to front porch and fenestration. Installation of 8x solar panels to the rear. Hard and soft landscaping works to include patio and levelling of rear garden.

Minutes:

Object--

a) The rear dormers should not take up more than 60% of the roof space.

b) The rear dormers also give rise to overlooking properties on Christchurch Crescent.

c) The excessive front rooflights are not usually approved by Hertsmere, which is contrary to Design Guide E, Section 6, Paragraph S.

10.f 25/0691/FUL - Bhaktivedanta Manor, Dharam Marg, Hilfield Lane, Aldenham, Watford – Proposal: Partially retrospective application for replacement plant room and glazed canopy.

Minutes:

Object --

a) The design and access statement does not clarify which parts of this application are retrospective and which parts are

yet to be built. It states the change of use of rooms within the Stable block, but it is not clear what the new uses are and their relevance to the plant room and roof canopy.

b) This is contrary to SADM 29 - Preserving built heritage of buildings in a heritage area.

10.g 25/0783/HSE - 45 Aldenham Avenue, Radlett – Proposal: Erection of detached double garage with amenity space in roof.

Minutes:

No Objection.

11 Planning decisions by Hertsmere Borough Council

Minutes:

These were noted.

11.a 25/0381/HSE - 3 The Close, Radlett – Application was withdrawn

11.b 25/0192/HSE - 11 Goodyers Avenue, Radlett – HBC decision was Grant Permission – APC comment was No Objection

11.c 25/0357/FUL - 5A Phillimore Place, Radlett – HBC decision was Grant Permission – APC comment was Object

11.d 25/0380/HSE - 3 The Close, Radlett – HBC decision was Grant Permission – APC comment was Object

11.e 25/0088/HSE - 144 Watling Street, Radlett – HBC decision was Grant Permission – APC comment was Object

11.f 25/0373/VOC - Land Adjacent To Orchard House, New Road, Letchmore Heath, Watford – HBC decision was Grant Permission – APC comment was No Objection

11.g 25/0281/HSE - Meadow View, The Warren, Radlett – HBC decision was Grant Permission – APC Comment was Object

11.h 25/0303/VOC - Park House, 5 Park Avenue, Radlett – HBC decision was Grant Permission – APC comment was No Objection

12 Date of next meeting Monday 16th June 2025

Minutes:

There being no further business the meeting closed at 9.25pm.

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

DRAFT