



**DEVELOPMENT CONTROL COMMITTEE**  
**Thursday 15<sup>th</sup> October 2015 at 7.00 PM**

**DRAFT DECISION LIST**

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**5.01**

**4/02611/15/ROC - VARIATION OF CONDITION 2 (APPROVED PLANS)  
ATTACHED TO PLANNING PERMISSION 4/00339/15/FUL (ENLARGEMENT OF  
13 NOS. TOP FLOOR APARTMENTS WITH ASSOCIATED ROOF TOP  
TERRACES, ASSOCIATED ELEVATION CHANGES AND INSTALLATION OF  
ROOF TOP VENTS).**

**SAPPI GRAPHICS, LOWER ROAD, NASH MILLS, HEMEL HEMPSTEAD, HP3  
9XF**

**DECISION**

GRANT subject to conditions as per the published report

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**5.02**

**4/02578/15/FUL - ALTERATIONS TO THE LISTED CURTILAGE BOUNDARY  
WALLING AND CONSTRUCTION OF NEW FENCING TO FORM NEW  
LANDSCAPED AREA FOLLOWING THE REMOVAL OF 1 NO. COMMON ASH  
TREE**

**BLUE COURT, 1 CHURCH LANE, KINGS LANGLEY, WD4 8JP**

**DECISION**

Chair agreed to **DEFER** to the next DCC in order to provide more information regarding the previous consideration of the tree at the TPO committee and to provide further details regarding potential compensation.

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**5.03**

**4/02579/15/LBC - ALTERATIONS TO THE LISTED CURTILAGE BOUNDARY WALLING AND CONSTRUCTION OF NEW FENCING TO FORM NEW LANDSCAPED AREA**

**BLUE COURT, 1 CHURCH LANE, KINGS LANGLEY, WD4 8JP**

**DECISION**

Chair agreed to **DEFER** to the next DCC in order to provide more information regarding the previous consideration of the tree at the TPO committee and to provide further details regarding potential compensation.

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**5.04**

**4/02261/15/FUL- DEMOLITION OF EXISTING SINGLE STOREY BUNGALOW. CONSTRUCTION OF NEW TWO- STOREY, THREE BEDROOM FAMILY DWELLING. ADDITIONAL OFF-ROAD PARKING TO BE CREATED AT REAR OF PROPERTY.**

**1 SOUTH BANK ROAD, NORTHCHURCH, BERKHAMSTED, HP4 1LL**

**DECISION**

GRANT subject to conditions as per the published report

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**5.05**

**4/02261/15/FUL- THREE BED DWELLING (AMENDED SCHEME)**

**129 MARLINS TURN, HEMEL HEMPSTEAD, HP1 3LW**

**DECISION**

GRANT subject to conditions as per the published report

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**5.06**

**4/02599/15/FHA- SINGLE STOREY REAR EXTENSION AND BASEMENT EXTENSION**

**38 MEADOW ROAD, BERKHAMSTED, HP4 1EB**

Bottom of page 56

delete "4/02762/15/FHA- Two storey side extension. Granted 16/09/15 "

The above relates to 38 Meadow Road, Hemel Hempstead.

**DECISION**

GRANT subject to conditions as per the published report.

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**5.07**

**4/02818/15/FHA- PROPOSED PART TWO STOREY PART FIRST FLOOR FRONT EXTENSION, GROUND FLOOR SIDE EXTENSION, GARAGE CONVERSION AND INTERNAL ALTERATIONS WITH DETACHED SINGLE CAR-PORT**

**18 HEMPSTEAD LANE, POTTEN END, BERKHAMSTED, HP4 2SD**

**DECISION**

GRANT as per published report and conditions but delete Condition 4.

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**5.08**

**4/02853/15/FUL- DEMOLITION OF EXISTING DWELLING AND OUTBUILDINGS AND THE ERECTION OF A REPLACEMENT DWELLING WITH ASSOCIATED ACCESS, PARKING AND LANDSCAPING. (AMENDMENT TO PLANNING PERMISSION 4/01472/15/FUL).**

**MILLFIELD BUNGALOW, FRIENDLESS LANE, FLAMSTEAD, ST ALBANS, AL3 8DE**

**DECISION**

Recommendation overturned **GRANTED** subject to the following conditions;

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2 All structures and buildings shown on submitted Topographical Survey dated December 2013 shall be demolished and the materials arising from demolition removed from the site prior to the first occupation of the replacement dwelling hereby permitted. Any buildings erected under permitted development which have been constructed prior to the implementation of this permission shall also be demolished and the materials permanently removed from the site.**

Reason: In the interests of maintaining the open character of the Green Belt in accordance with policy CS5 of the Core Strategy and policy 23 of the local plan.

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending or re-enacting that Order with or without modification) no development falling within the following classes of the Order shall be carried out without the prior written approval of the local planning authority:**

**Schedule 2 Part 1 Classes A, B, C, D, E,**

Reason: To enable the local planning authority to retain control over the development in the interests of safeguarding the openness of the green belt. The replacement dwelling has been permitted on the basis of very special circumstances in the Green Belt. Any further enlargement of the property would result in further harm to the openness of the Green Belt in accordance with policy CS5 of the core strategy and policy 23 of the local plan.

- 4 All trees and hedging shown for retention on approved plan D1354.3 M shall be retained and new planting shown on approved plan D1354.3M shall be planted prior to first occupation of the replacement dwelling. Both the existing trees and hedging and new trees to be planted shall be known as retained trees for the purposes of parts a, b and c of this condition.**

**(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998: 1989 Recommendations for Tree Work.**

**(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.**

**(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.**

**Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the Green Belt and Area of outstanding Natural Beauty in accordance with policies CS5 and CS24 of the adopted Core Strategy and policy 23 and 97 of the local plan.**

**5 The development hereby permitted shall be carried out in accordance with the following approved plans:**

- Site Location Plan
- 19126
- D1354.1P
- D1354.2M
- D1354.3M
- D1354.5k
- D1354.7F
- Topographical Survey dated December 2013

Reason: For the avoidance of doubt and in the interests of proper planning.

Article 31 Statement

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.

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**5.09**

**4/03067/15/FUL- REPFURBISHMENT/REPLACEMENT OF EXTERNAL CLADDING/SHOPFRONT TO EXISTING VACANT UNIT**

**UNIT 12 LEISURE WORLD, JARMAN WAY, HEMEL HEMPSTEAD, HP2 4JW**

**DECISION**

GRANT subject to conditions as per the published report.

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**5.10**

**4/03077/15/FUL- RE-CLAD AND RE-ROOF EXISTING ENTRANCE PORCH 11-21 DELLCUT ROAD. DEMOLISH AND PROVIDE NEW SUPPORT TO EXISTING ROOF. RE-ROOF AND RE-CLAD NEW ALTERED STRUCTURE 23-33 AND 35 TO 45 DELL CUT ROAD.**

**11-21, 23-33 & 35-45 DELLCUT ROAD, HEMEL HEMPSTEAD, HP2 5NG**

**DECISION**

GRANT subject to conditions as per the published report.

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**5.11**

**4/03002/15/RET- RETENTION OF TIMBER PICKET FENCING AND TWO TRELLIS FENCES SURROUNDING BOUNDARY**

**21 BULBOURNE COURT, TRING, HP23 4TP**

**DECISION**

GRANT subject to conditions as per the published report.

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