

# COMMITTEENAME AGENDA



## MEETINGDATE AT MEETINGTIME MEETINGLOCATION

The Councillors listed below are requested to attend the above meeting, on the day and at the time and place stated, to consider the business set out in this agenda.

### Membership

MembersExpectedShortCllrRolesColNo1 Of2Rows	MembersExpectedShortCllrRolesColNo2Of2 Rows
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For further information, please contact MeetingContact or MeetingContact\_2

## AGENDA



# DEVELOPMENT MANAGEMENT AGENDA

**THURSDAY 23 JUNE 2022 AT 7.00 PM  
COUNCIL CHAMBER, THE FORUM**

The Councillors listed below are requested to attend the above meeting, on the day and at the time and place stated, to consider the business set out in this agenda.

## Membership

Councillor Guest (Chairman)	Councillor Douris
Councillor C Wyatt-Lowe	Councillor Williams
Councillor Beauchamp (Vice-Chairman)	Councillor Hollinghurst
Councillor Durrant	Councillor Stevens
Councillor Hobson	Councillor Tindall
Councillor Maddern	Councillor Riddick
Councillor McDowell	

For further information, please contact Corporate and Democratic Support or 01442 228209

## AGENDA

- (I) Addendum (Pages 2 - 22)

# Agenda Item 5I

<b>DEVELOPMENT MANAGEMENT COMMITTEE</b>
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## ADDENDUM SHEET

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### Item 5a

**21/01095/FUL**      **Proposed conversion of existing farmhouse to provide four number dwellinghouses with associated parking.**

**Newground Farm House, Tring Road, Tring, Hertfordshire, HP23 5FR**

No updates required.

#### Recommendation

As per the published report.

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### Item 5b

**22/00179/FUL**      **Loft Conversion**

**7 Orchard Court, Bovington, Hertfordshire, HP3 0SD**

No updates required.

#### Recommendation

As per the published report.

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**Item 5c**

**22/00603/FUL          Construction of storage outbuilding**

**Land Rear of 76-78 Belswains Lane, Hemel Hempstead, Hertfordshire, HP3 9PP**

Additional Representation:

74 Belswains Lane

The Public Report Pack 23rd-Jun-2022 states in section 6.10 “It is evident that works have already been undertaken at the application site without adequate tree protection measures having been provided and that the proposed storage building extends within the root protection area (RPA) of trees to the rear of the existing substation”.

The Trees and Woodlands Officer has stated “There is a small incursion into the Root Protection Area associated with the location of the single storey garage and adjacent tree. However, the structure will have a negligible impact owing to the shallow foundation required. It being only a small incursion it should not lead to a significant detrimental impact to the tree.”

Has the Trees and Woodlands Officer visited site? The ash tree is not positioned as shown on the Developer’s plan. It is closer to the boundary and is central to the outbuilding

Furthermore it must be understood that the site is sloping and so the excavation at the rear of the outbuilding was around 0.5m to 0.75m (shuttering was used to hold back the surrounding soil). It is agreed by most experts that 90% of a tree’s root system will grow within 0.5m of the ground surface and will spread outward to a similar height of the tree. So with respect to the Officer I guess he has not visited site and no formal evaluation has done to determine the depth of the foundations dug.

At this stage there is then no evidence to support the Officer conclusion “It being only a small incursion” and that “it should not lead to a significant detrimental impact to the tree”. Clearly if the tree roots have been seriously compromised it could lead to the tree falling down in adverse weather conditions, and possible loss of life. I would therefore request that a proper survey of the outbuilding foundations and tree roots be conducted to determine the damage already done.

RE: application 21/02321/DRC - Details required by condition 3 (contamination) and condition 5 (landscaping). The Trees and Woodlands Officer stated “fine as far as it goes but: ash tree just within substation needs protection from building site activities so need RPA and protective fence adding”. So why has the Trees and Woodlands Officer changed

his view since 05 Aug 2021? It appears the Officer is inconsistent in his statements and is now happy to support the Developer's retrospective behaviour. Please will you explain this "U-Turn"?

The Public Report Pack 23rd-Jun-2022 states in Appendix A Consultee: Contaminated Land Officer "Condition 3 was recommended for discharge in a memo dated 16th July 2021, but that memo also stated that Condition 4 should remain in place because there was a need for a RMS to be submitted and agreed due to the presence of contamination within the upper layers of the ground. With this in mind please would you contact the applicant to: a) inform them that they are in breach of Condition 4 and b) advise them to submit a RMS as a matter of urgency The CASE OFFICER RESPONSE: An agreed approach to site remediation has subsequently been agreed in consultation with the Contaminated Land Officer. The relevant condition is not able to be discharged at this stage."

Furthermore regarding application 21/02321/DRC - The Environmental And Community Protection (DBC) Officer identifies "the need [for] a Remediation Method Statement, to include appropriate sampling and asbestos quantification analysis. This has been recommended to address the detection of bundles of asbestos fibres within the upper 0.15m of ground at the location of TP1."

Also Planning Condition 4 states "The development hereby permitted shall not commence where (following the risk assessment) land affected by contamination is found which poses risks identified as unacceptable in the risk assessment, until a detailed remediation scheme has been submitted to and approved in writing by the local planning authority". Planning Enforcement were aware of the breach last year when they issued the Stop Notice but then allowed the developer to continue work to complete the foundations and construct the outbuilding, why?

History: The land "Rear of 76-78 Belswains Lane" was originally farmland, operated as an apple orchard. 76/78 Belswains Lane were built around 1920, they have not been extended and there is no evidence of outbuildings or garages within the Developer's land. The Developer acquired the land around 20 years ago and has often used it to concentrate building waste (soil, rubble, timber, etc) from his commercial activities at other premises. The waste was then removed in bulk by skip or grab lorry. During the construction of the foundations, the Developer has of course spread the contamination over the site, while moving soil and grading the land. On the balance of probability I believe it is likely the asbestos and asbestos fibres have then been imported by the Developer.

I believe the breach of Condition 4 is criminal in the sense it could unnecessarily put lives at risk. Can you tell me the risk to our and the Developer's worker's health from the existing asbestos contamination, and the fact the asbestos fibres may have become airborne due to the site works? Also I assume the surrounding gardens could now be contaminated with asbestos, so the Developer should be required to have the neighbours gardens analysed for asbestos and the appropriate Planning Enforcement action taken.

RE: No representation from the Crime Prevention Officer.

As the outbuilding is adjacent to the footpath why is there no report from the Crime Prevention Officer?

Recommendation

As per the published report.

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**Item 5d**

**22/01583/NMA Non material amendment to planning permission 21/04265/ROC (Variation of condition 2 (approved plans) attached to planning permission 4/00726/17/FUL)**

**Land Rear of 76-78 Belswains Lane, Hemel Hempstead, Hertfordshire, HP3 9PP**

Additional Representation:

74 Belswains Lane

ITEM 1 - Public Report Pack 23rd-Jun-2022 states in section 2.1 "The proposed amendment is minor and non-material in nature and does not fundamentally alter the conclusions reached in relation to 21/04265/ROC".

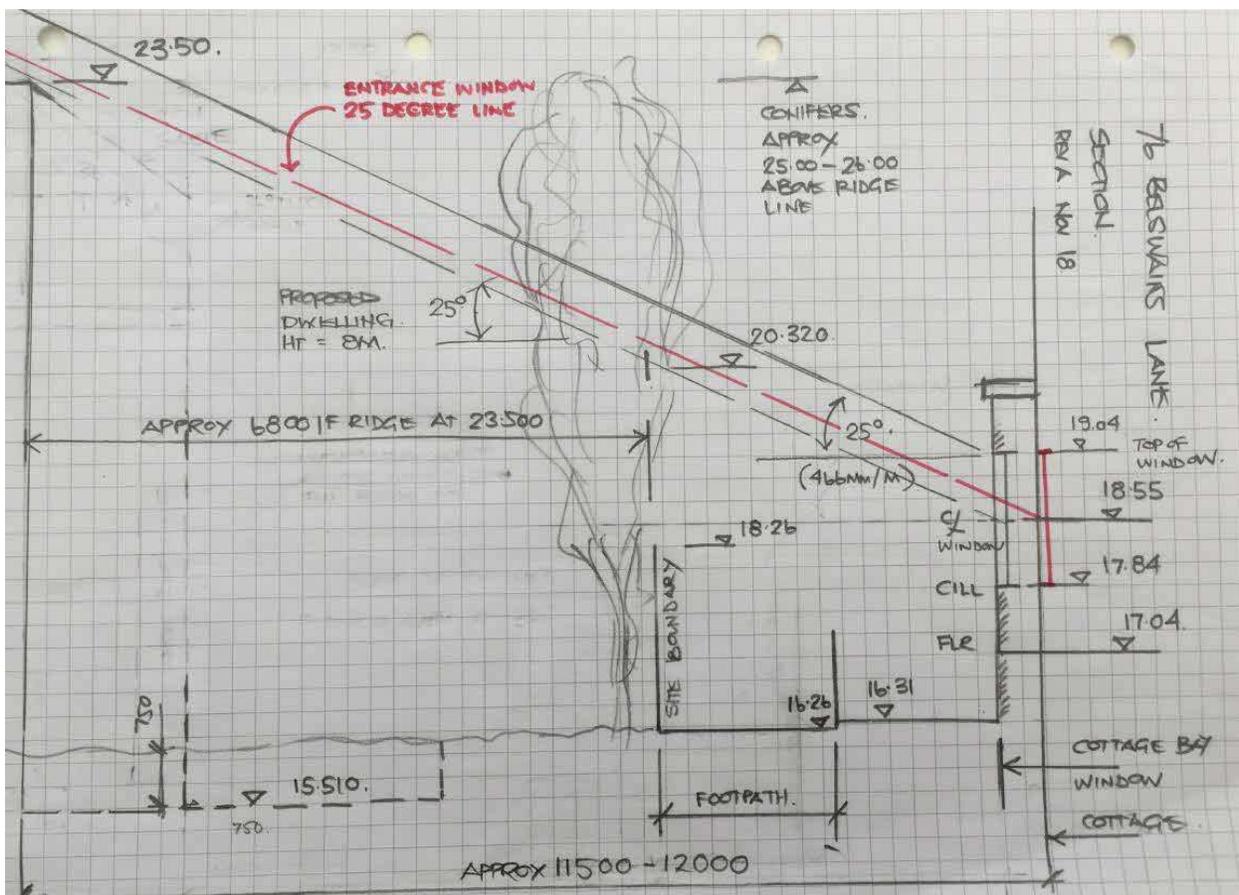
Given there is no clear definition of a non-material amendment and the fact that the Development Management Committee raised the issue of the foundation being incorrectly positioned please will you withdraw your conclusion that the application does not "alter the conclusions reached in relation to 21/04265/ROC". Specifically the Development Management Committee should be allowed to draw their own conclusions if 21/04265/ROC still has merit.

ITEM 2 - Public Report Pack 23rd-Jun-2022 states in section 3.7 "The dwelling closest to Belswains Cottages is approximately 1m closer to the boundary of the site than was previously identified".

This is an incorrect and I believe you are not reporting a balanced conclusion here. The Developer's 21/04265/ROC plan stated the distance to the boundary at the midpoint of Plot 1 and at an angle of 9 degrees to the dwelling as 6m. Therefore the distance to the boundary at right-angles to dwelling was 6.074m (to 3 sf). Referring to the latest plan the measurement at that position is only 4.275m (to 3 sf). The difference is then 1.799, and rounding to the nearest metre as you have done Plot 1 is approximately 2m closer to the boundary. The flank elevation of Plot 1 is then 2m closer to Belswains Cottages than it

should have been. That is 25% closer, so the reduced spacing is clearly significant in real terms.

The plan below was significant when application 4/02726/18/ROC was considered, the Officer stated in the Public Report Pack "The proposed dwelling would also not breach the 25 degree line as drawn from the front habitable windows of 2 Belswains Cottages. This indicates that the proposed dwelling would not result in a significant loss of daylight or sunlight to this property." The angle from the front habitable windows of 2 Belswains Cottages to the roof line of Plot 1 is now significantly more than 25 degrees because compared to plan 4/02726/18/ROC Plot 1 is now 4.2m closer to 2 Belswains Cottages. So why have you not considered this point again given the previous Officer stated the 25 degree line was an important requirement?



**Officer Comments**

The above document has been considered alongside the conclusions of the Planning Inspectorate (see paragraph 15 below). A breach of a 25 degree line does not in itself indicate that there will be a significant loss of light to the window as additional matters such as the orientation of the property and any current obstructions thereto will also need careful consideration. The officer has plotted the proposals and would acknowledge that there is a minor breach thereto, but given the extent of vegetation and obstruction to the

*vertical sky component already, this is considered unlikely to result in any material loss thereto.*

15. Notwithstanding the appellant's submitted 25° drawings, interested parties raise concern regarding the possible loss of light to Belswains Cottages. Even if slight obstruction occurred however, the existing row of trees, and the north-westerly orientation of the front elevation, would each limit the extent to which any additional effects on No 2 were perceived. 1 Belswains Cottages would not be directly affected. As such I am satisfied that no unacceptable loss of light would be likely to arise for the occupants of Belswains Cottages.

ITEM 3 - Public Report Pack 23rd-Jun-2022 states in section 6.8 "The outlook of 2 Belswains Cottages is currently dominated by a row of tall trees along the site boundary and these limit the views into the site throughout the year".

It is noted there are conifers along part of the footpath boundary, however the trees directly in front of 2 Belswains Cottages are deciduous trees (they are definitely not conifers). I assume both you and the Trees and Woodlands Officer have accepted the Developer's plan as being correct, rather than conducting a thorough site inspection. Consequently your statement that "these [trees] limit the views into the site throughout the year" is in error. Light levels within 2 Belswains Cottages currently increase significantly in the winter months due to the lack of leaves. However with a proposed flank wall just 7.8m away the light levels in winter will be significantly reduced. Please can I then ask you to complete a site visit and confirm the type of trees directly in front of 2 Belswains Cottages

ITEM 4 - Public Report Pack 23rd-Jun-2022 states in section 6.13 "The application seeks permission for a Non Material Amendment to planning permission 21/0465/ROC despite the requests from Officers that a full application be submitted in relation to this site".

So the Officers agree with the residents the application should not be treated as a Non Material Amendment. So why has the application not been rejected?

#### *Officer Comments*

*The applicant has chosen to submit the application as a Non Material Amendment and the application needs to be determined accordingly. The treatment of the application as an NMA would seek to resolve outstanding issues in relation to the construction of these properties thereby allowing enforcement matters to be resolved. An alternative approach to considering the application would result in the need to issue a new planning permission which in accordance with our legal advice would be delayed due to the advice of Natural England.*

ITEM 5 – No representation from the Crime Prevention Officer.

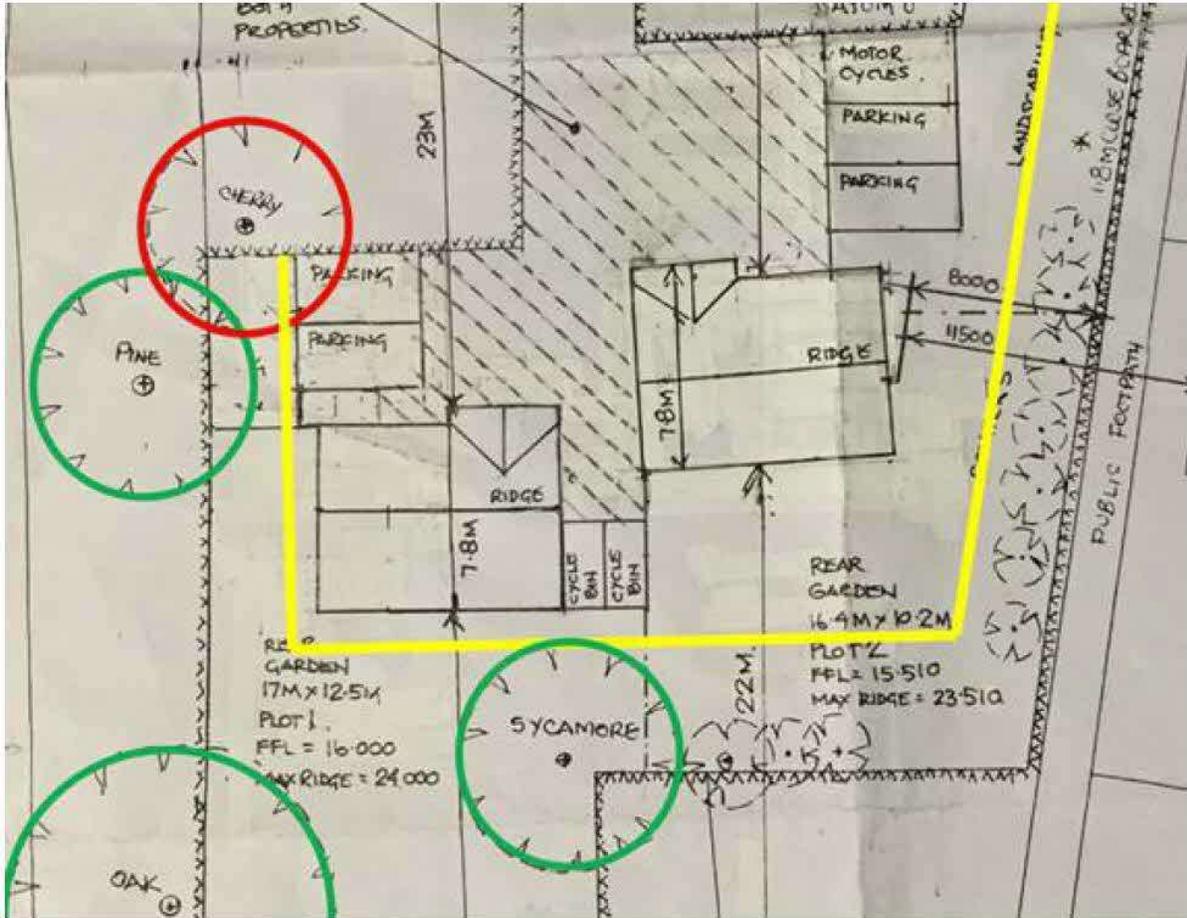
When original application 4/00726/17/FUL was granted the Crime Prevention Officer stated "There is an alleyway at the side of the proposed development, which is already has a sense of enclosure from dwellings already at the side of the alleyway. The proposed development will add to that sense of enclosure of the alleyway, and may make users have a sense of a fear of crime. I accept that the nearest proposed dwelling to the alleyway has a gable end window overlooking the alleyway, but the proposed new dwellings height will still create a sense of enclosure.". At that stage the separation between Plot 1 and Belswains Cottages was approx 13m, it is now less than 8m. So why has the Crime Prevention Officer not been consulted?

*Officer Comments*

*The proposals are not considered to raise any crime safety implications notwithstanding some previous objections from the Crime Prevention Officer at Hertfordshire Constabulary. The path is subject to natural surveillance and enclosed by existing boundary treatments.*

ITEM 6 – No representation from the Trees and Woodlands Officer.

Referring to attached document "Trees and Woodlands Root Protection Area". It is apparent the revised location of the foundations now encroaches into the RPA specified by the Trees and Woodlands Officer. Also during the foundation construction heavy machinery was operated well within the RPA. So why has the Trees and Woodlands Officer not been consulted again?



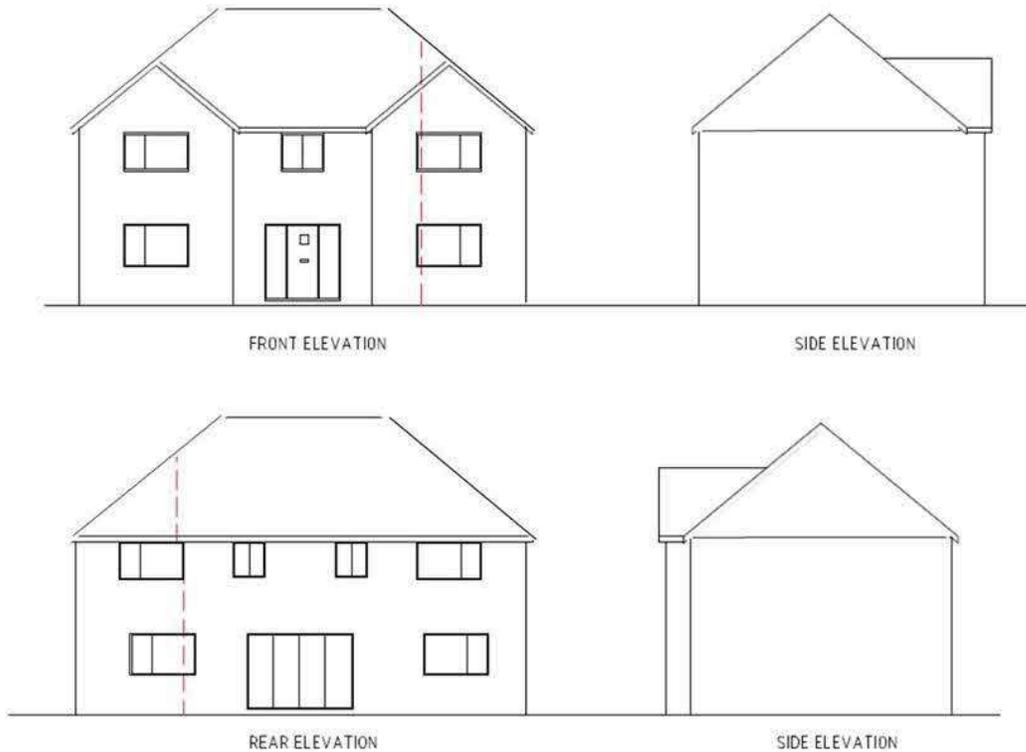
*Officer Comment*

*It is not considered expedient to consult the Tree Officer in this case given that any damage to the trees would already have occurred as a result of its construction and noting that the trees around the perimeter of the site have not been subject to a Tree Preservation Order.*

ITEM 7 – Roof Design.

I trust that ITEMS 1 to 6 above will enable you to reconsider your “RECOMMENDATION – That a Non Material Amendment to planning permission 21/04265/ROC is GRANTED”, and now REFUSE the application.

However if you are still minded to grant the application please will you consider adding a new CONDITION to require the Developer to change the roof design from Gable Ends to full Hips (see below). Of course both Plot 1 and Plot 2 will need to be changed to a Hip roof design to maintain the street view. This would also reduce the visual impact of the dwellings without affecting the Developers habitable space.



209 Ebbens Road

Plot 1 has been built to create additional space between the two plots. On the original plan this was 2m, now as built and on the new plan this is 3.5m. This has been achieved by the plot siting closer to the eastern boundary and therefore closer to Belswains Cottages. Previous objections to this plan have been centred on over development of the site, and whilst the new dwellings have a wider distance between them, this is not fair for Belswains Cottages.

Additionally, as with the double garage (Plan No: 22/00603/FUL) by being so close to the boundary fence and the footpath it is creating a more enclosed alley which the local police have previously commented will increase fear of crime.

Also the revised plan implies the location of a tree in the corner of Plot 2's garden adjoining 209 Ebbens Road. This tree does not exist currently and appears to be rooted in our garden.

Recommendation

As per the published report.

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**Item 5e**

**22/00849/UPA Additional storey to a maximum height of 8.3m with 4 windows to front and 2 to rear**

**1 The Orchard, Kings Langley, Hertfordshire, WD4 8JR**

Recommendation

As per the published report.

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**Item 5f**

**21/03561/VAR Deed of Variation to S106 agreement relating to 4/03481/15/MFA**

**Flaunden House Stables, Flaunden, Hertfordshire, HP3 0PW**

Comments from Flaunden Parish Council received on 14.6.22:

Flaunden Parish Council has reviewed the Planning Supporting Statement (dated 13 September 2021) that is referred to in this application 21/03561/VAR, as well as parallel documentation relating to proposed modification of the Planning Obligations which are included in the S106 Agreement relating to 4/03481/15/MFA.

The application states that the original purpose of the Planning Obligation is not clear and infers that it was purely to support the rural economy and comply with section (ii) of CS5 of the Core Strategy. It is evident both from the initial establishment of the Unilateral Undertaking and also from the reasons provided in support of refusals of previous applications seeking to modify this agreement, that the purpose was wider than this. The S106 agreement at its outset in 2016 followed a lengthy negotiation to meet the interests of the then site owner, Relic Homes, as well as the concerns of Dacorum Planning, Flaunden Parish Council, immediate neighbours and objections from the wider Flaunden community. It was clear from comments received that the stables and equestrian activities, with its longstanding history (see appendix 1), were a valued part of the village community and, being located within the heart of the village and conservation area, were important to the character of the village.

The original planning permission, reference 4/03481/15/MFA was justified by the applicant at the time (see page 3 of their Design and Access Statement) as follows:

*"The purpose of the section106UU would be to ensure that the two other stable buildings which contain up to 16 stables would be retained in that form and available for equestrian use in perpetuity, and managed from the office in barn (b) together with ensuring that the associated ménage and fields within the applicant's ownership would be retained for associated equestrian uses such as exercising and feeding horses. This would then respond positively to the requirements of Policy CS5 in the 2013 Core Strategy that the rural economy and maintenance of the wider countryside be supported through any such conversion proposal."*

A more recent application to remove condition 9 (occupation of dwelling conditions) was refused and the decision notice stated:

**Reason(s) for Refusal:**

- 1. Policy CS5 of the Core Strategy allows for small scale development in the Green Belt, or the appropriate reuse of permanent, substantial buildings provided it supports the rural economy and maintenance of the wider countryside (ii) amongst other considerations. Great weight and planning balance was given to enabling the equestrian use to remain as an active facility to the benefit of the local community in supporting the redevelopment of the site. Part of this weight was the imposition of the condition to ensure adequate workers accommodation remains, in order to continue the established equestrian use, of which is deemed of great importance to the character and rural economy of the area. As such, the LPA consider that the removal of condition 9 (occupation of dwelling condition) under 4/03481/15/MFA would remove the necessary tie between the converted building to the established equestrian use thus diminishing the reasons that the LPA supported the scheme. In addition, it has not been demonstrated that occupation of the dwelling by persons not linked to equestrian use would be compatible in terms of (noise, smell, nuisance) as to avoid pressure on the viability and operation of the equestrian use. Therefore the proposals do not accord with the NPPF, NPPG (Use of Conditions) and policy CS5 of the Core Strategy.*
- 2. It is considered that condition 9 is necessary, extremely relevant to planning and to the development permitted, enforceable, precise and reasonable in accordance with the NPPF and PPG (Use of planning conditions).*

From the above it is clear that the intent of the S106 Agreement was not simply to support the rural economy, but also to specifically protect the established equestrian use of the site and the character of the village in perpetuity. The changes proposed in this latest application to modify the planning obligations away from equestrian use to generic terms like 'Any rural-based enterprise', 'Not use for any use not considered appropriate in the Green Belt and countryside' go to the heart of the reason for the S106 Agreement and the obligations contained within it, namely the retention of the commercial equestrian facilities and activity on the site and protection of the character of the village and Conservation Area in perpetuity.

Planning obligations run with the land and therefore bind 'successors in title'. They are durable obligations and are not designed to be continuously changed to meet specific short term business needs. The Unilateral Undertaking dated 28 June 2016, entered into as part of the original planning permission reference 4/01658/16/FUL specifically required that 'The owner and its successors in title' (clause 16) undertake that 'In the event that planning permission is granted to the owner to carry out the development, the owner, and their successors will in perpetuity' comply with the obligations of the agreement.

Whilst S106A of the Town & Country Planning Act 1990 (as amended) allows S106 planning obligations to be modified, retained or discharged upon application to amend them, that is not the same as saying that they ought to be modified or discharged because they are suddenly inconvenient. The NPPF makes clear at paragraph 54 that "planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition". In providing a UU that restricted the use of land and stable blocks in perpetuity in 2016, it is evident that importance was placed on the protection of the equestrian use of the site at the time. The need for the restrictions in the UU has not gone away, the facilities are still needed for 'equestrian stables and associated equestrian uses'. This application is simply seeking to facilitate an increase in the residential and commercial property value at the expense of the equestrian activity and the character of the village.

It is worth recalling that the Development Management Committee Agenda from 7 April 2016, Item 13 (the item where the 2016 permission was debated) recorded a number of objections to the scheme at the time, including objections that predicted that the developers would simply apply for a deed of variation to allow them to develop the land in due course.

This is exactly what happened with the applicant's 2020 application for infill of two dwellings (Ref: 20/03292/FUL) which was refused and the refusal upheld at appeal, the 2021 application to convert the stable block to a residential house (Ref: 21/01867/FUL) refused and currently at appeal and also the 2021 application to remove condition 9 (Ref 21/04414/ROC) which was also refused.

The importance of the S106 Agreement was also recognised by the appeal judgement (Ref: APP/A1910/D/21/3282270, para 14) which, while approving external alterations to the barn, specifically retained the obligations of the S106 Agreement, namely stating that:

*"Under a planning obligation entered into under Section 106 of the Town and Country Planning Act 1990 (as amended) there is a requirement for part of the barn to be used as an office and tack room in association with the operation of the adjoining stables. The appealed planning application only concerns external alterations to the barn and the outcome of this appeal should not be read as releasing the appellant from any requirement to vary the terms of any extant Section 106 agreement."*

It is also worth noting the very significant volume of applications/enforcements/refusals and appeals relating to Flaunden Stables since 2015, which follow a common theme of seeking to develop the site value beyond terms of the planning approval granted.

It is evident that from the above applications that the primary concern has been the maximisation of development on the site for financial profit with little or no regard for the impact on the character of the area or needs of the wider community. There has been continual downplaying and discrediting of the long history of equestrian activity on the site (see Appendix 1) and the implied lack of historically successful equestrian business. The latest being that:

*“The previous owner of the site went into liquidation and the current owner purchased the site from the appointed administrator. It is reasonable to assume that if the previous owner was running a viable equestrian business on the site, this liquidation could have been prevented”* (para 4.7 iii of the Planning Supporting Statement).

This is misleading as the previous owner was Relic Homes, a property developer, who made it a condition of purchase in 2015 that no horses were on site at completion and at no point during their tenure operated an equestrian business on the site, concentrating solely on development of the buildings to residential housing. This was well known to the current applicant. It is also worth noting that the stables and surrounding land are currently being used for commercial equestrian purposes.

Policy CS5 (Green Belt) within the adopted core strategy, states that limited extensions to existing buildings and the appropriate reuse of permanent, substantial buildings will be permitted provided that (i) it has no significant impact on the character and appearance of the countryside; and (ii) it supports the rural economy and maintenance of the wider countryside.

The existing character of the site is defined by its equestrian use, the importance of this is highlighted by the UU which restricts any unrelated use or development. It is clear that this equestrian use is significant both to the rural character of the Green Belt, but also to the character of the Flaunden Conservation Area.

It is very important to the local community that this fact is not lost in the consideration of this application and the purpose of the UU is not lost due to the incremental nature of these successive applications, each of which erodes the continuing justification for the UU. The S106 Agreement protects the future viability of the equestrian business on this site in perpetuity.

Allowing the proposed modification of the Planning Obligation would undermine the reason for the UU in the first place.

Flaunden Parish Council strongly recommends **REFUSAL** of this application.

## Appendix 1

**FLAUNDEN HOUSE STABLES: CHRONOLOGY OF SITE USE**

**Business history and financial assessment/analysis of the Livery Yard**

**1985 – 1998**

- Flaunden House and Stables was a successful show jumping yard.
- Over the period four International Showjumpers kept trained and bred horses here.
- In addition, they ran rider training and education classes, provided livery yard services plus ancillary businesses activities including equestrian insurance brokerage.

Companies House records show 15 Companies with Flaunden House as the registered correspondence address. Accounts are shown as available but have not been accessed.





**2009 – 2015**

- The stables coach house, land and outbuildings were purchased and occupied by a married couple - professional horse breeders, trainers and carriage driving competitors (with two Hackney Horse Stallions).
- They invested in the yard infrastructure and maintained the livery yard business successfully for some years until illness made it impossible for them to continue.

**2015**

- Flaunden House Stables purchased by Relic Homes.

Recommendation

As per the published report.

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**Item 5g**

**22/01442/FUL      Change of use of ground floor (with basement) from Class E(a) retail, to Sui Generis, café serving alcohol**

**97 High Street, Hemel Hempstead, Hertfordshire HP1 3AH**

No updates required.

Recommendation

As per the published report.

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**Item 5h**

**22/01443/ADV      Facsia and hanging board signs**

**97 High Street, Hemel Hempstead, Hertfordshire, HP1 3AH**

No updates required.

Recommendation

As per the published report.

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**Item 5i**

**21/04741/FHA      Construction of single storey front and rear extensions**

**Old Village Hall, 87 Flaunden, Flaunden, Hertfordshire, HP3 0PP**

Comments received from Flaunden Parish Council:

PLANNING APPLICATION: 21/04741/FHA (Re-consultation)  
Construction of single storey front and rear extensions  
Old Village Hall, 87 Flaunden, Flaunden, Hemel Hempstead, Hertfordshire HP3 0PP

The Parish Council has reviewed the Parking Stress survey as well as version 3A of the proposed plans that have been submitted. Contrary to what is stated in the Parking Stress survey, the car port is regularly used for the parking of two cars. Furthermore, the survey does not redress the fact that there is not enough frontage to provide dedicated lateral parking. Sketch B indicates that cars could be parked on the pavement, but the pavement isn't wide enough for a car, as proven in the image below (taken from Google Street View - January 2021).



The applicant states that “no other method other than roadside parking may have been used since conversion of the building to a residence many years ago.” However, when the property was listed on Rightmove in October 2015 there is a photo showing two cars in the car port, so this statement is incorrect:



In the photo below (taken in the last few days), you can see quite clearly that two cars are kept in the car port and another car is parked just outside the property.



The Parish Council would like to point out that by infilling the car port it would remove any access to the rear of the property and bins would need to be brought through the house, there would be no suitable storage area at the front of the building.

We are also concerned about the design of the windows and the double door in the proposed extension, which do not relate to the style of the property or adjacent listed property and as a result do not contribute positively to the Flaunden Conservation area.

Flaunden Parish Council maintains that the comments stated in their response dated 27 January 2022 still stand, and strongly recommends refusal of this application.

**Google Street View from January 2021:  
Old Village Hall, 87 Flaunden, Flaunden, Hemel Hempstead, Hertfordshire HP3 0PP**

**View of Old Village Hall from the front**



Old Village Hall is located on the right (showing the narrow road and lack of pavements)



Car port (space for two cars)



Lack of public pavement across the house frontage and no public paving on the other side of the road (Old Village Hall located on the left)



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**Item 5j**

**22/01176/FHA      Conversion of two garden sheds into garden office/workshop.  
65 St Johns Road, Hemel Hempstead, Hertfordshire, HP1 1QQ**

No updates required.

Recommendation

As per the published report.

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**Item 5k**

**22/01284/LBC      Conversion of two garden sheds into garden office/workshop.  
65 St Johns Road, Hemel Hempstead, Hertfordshire, HP1 1QQ**

No updates required.

Recommendation

As per the published report.