

DEVELOPMENT MANAGEMENT COMMITTEE

23rd September 2021

ADDENDUM SHEET

Item 5a

20/03194/MFA Use of land for film making to include earth works to remove 'bund' and construction of 3 permanent studios & creation of 'backlot space' to allow for construction of temporary studios with associated support services and parking. Use of former control tower as office space and/ or as film set. Construction of security building at entrance.

Bovingdon Airfield Chesham Road Bovingdon Hemel Hempstead Hertfordshire HP5 3RR

Additional Representations

Lead Local Flood Authority (Hertfordshire County Council) – 20/09/21

Thank you for re-consulting the LLFA on the above application for Use of land for film making to include earth works to remove 'bund' and construction of 3 permanent studios & creation of 'backlot space' to allow for construction of temporary studios with associated support services and parking. Use of former control tower as office space and/ or as film set. Construction of security building at entrance at Bovingdon Airfield, Chesham Road, Bovingdon, Hemel Hempstead, Hertfordshire HP5 3RR.

We provided a previous response dated 11 August 2021 where we objected as no FRA and Drainage Assessment had been submitted in accordance with the NPPF due to the size of the site being over 1ha in size and a drainage assessment for major development sites.

We stated that our objection could be overcome by undertaking an FRA and surface water drainage assessment which demonstrates that the development will not increase risk elsewhere and where possible reduces flood risk overall. If this cannot be achieved, we

will consider whether there is a need to maintain our objection to the application. Production of an FRA and surface water drainage assessment will not in itself result in the removal of an objection.

In response to this the applicant has provided the following information in support of their application:

- FRA and Drainage Strategy (Draft) dated 31 August 2021 prepared by Planit Consulting
- Proposed Car Parking Area- Drawing 110 dated 23 August 2021 prepared by Planit Consulting
- Construction Management Plan- Bovingdon Airfield Studios prepared by Harvey Mash dated 23rd August 2022 (we assume this should be 2021).

We have reviewed the information submitted by the applicant in support of the planning application. However, the information provided to date does not provide a suitable basis for an assessment to be made of the flood risk arising from the proposed development. Therefore, we maintain our objection to the grant of planning permission. In order for the Lead Local Flood Authority to advise the relevant Local Planning Authority that the site will not increase flood risk to the site and elsewhere and can provide appropriate sustainable drainage techniques the following information is needed:

- 1) Provide an accurate assessment of the pre-development greenfield run-off rate
- 2) Provide a feasible means of surface water discharge
- 3) Assessment of existing surface water flood risk to the proposed development
- 4) Assessment of all areas of development included within the planning application within the red line boundary
- 5) Confirm lifespan of the development to take into account the correct climate change allowance

We acknowledge the proposed scheme which includes multiple methods of managing surface water run-off from the site as a result of the development to provide water quality treatment and attenuation through the use of permeable paving with sub-base on all car parking areas and large infiltration trenches all of which will be lined beneath to prevent infiltration into the clay soils beneath. It is also proposed to infill open space areas with a granular material.

With regards to discharge of surface water it is proposed to discharge to an existing 750mm culvert which supposedly serves the existing airfield site draining to a pond outside of the airfield area to the north. It is proposed to provide 2 separate connection points, one discharging at 6l/s and the other at 5.5l/s which equates to a total run-off rate of 11.5l/s which has been calculated by the applicant as their proposed predevelopment greenfield run-off rate.

However, we require more information to be satisfied that the proposed drainage scheme is feasible and will not increase flood risk to the site and the surrounding area.

- 1) We find the proposed greenfield run-off rate Q_{bar} 11.5l/s too high and unacceptable for a greenfield site which is relatively flat. The surface water run-off rates should be calculated based on the pre-development greenfield run-off rates prior to any development taking place. We understand that the underlying soils lack efficient permeability however would not expect a rate over 5l/s. The applicant

should clarify if the rate has been calculated per ha and if they have applied a pro rata for sites below 50ha within their model parameters. Based on the soil type used from Type 1, which calculates a rate of 0.4l/s, to soil Type 4 which calculates a rate of 11.5l/s is a large increase.

- 2) It is proposed by the applicant to discharge to an existing 750mm culvert which is assumed to serve the airfield site for management of surface water run-off which then claims to discharge to an infiltration pond to the north in an area called Coleshill Wood which appears to lie outside the Airfield base.

The applicant has not provided any information on the status, condition, capacity and ownership of the existing drainage culvert and pond. This information is required if a feasible means of discharge is to be confirmed and whether any relevant permissions to connect into the culvert is required.

Should the asset be in good condition and a right to connect is permitted, it is important to ascertain the capacity of the existing drainage system including the existing pond. It should be demonstrated that this can receive the pre-development greenfield discharge rate and volumes from the site which currently do not drain to this drainage system for all rainfall events up to and including the 1 in 100 year + climate change event.

The pond appears to be located outside of the airfield boundary, it is therefore important to establish ownership and who is responsible for the maintenance of the pond if it has a formal drainage function and whether the pond is able to receive the additional flows and volumes. It is stated that this is an infiltration basin, it is therefore important to establish its efficiency to infiltrate these additional flows and volumes. We note that based on the annotated aerial map of the possible route of the culvert and pond, this follows the natural topography of the land and is at the head of an overland surface water flood flow route as shown on the Area Susceptible to Surface Water Flood Map. It is therefore important to understand the catchment area this culvert serves. Evidence should be provided of where this culvert starts and ends and any existing flow controls into the pond and who is responsible for its maintenance.

The culvert supposedly runs beneath the application site. It is therefore important to know how deep the top soffit of the culvert is located to ensure any proposed SuDS measure is feasible. i.e., the proposed subbase of the permeable paving subbase is 750mm plus cover level. This is also relevant to any proposed excavation to accommodate buildings in close proximity to the culvert.

- 3) Whilst we acknowledge that the proposed development site does not lie within an area shown at risk from surface water flooding, the flood maps show high risk of surface water flooding immediately adjacent to the site to the north on the runway and immediately to the south within the HM Prison site. As it is proposed to create a new access to the north removing a section of bund and removal of a bund to the south, further information should be provided to demonstrate based on the proposed site levels, the site will not be at risk of surface water run-off inundating the site from these areas by creating an ingress point into and out of the site.

- 4) We note based on the drainage strategy drawing, formal drainage has been provided for the permanent studios and parking areas, however based on the proposed site plan, there are other areas indicated for development within the redline boundary. Whilst these areas may not be permanent or 'built' areas, any changes to the ground surface which is currently greenfield will need to be considered as part of the drainage strategy, as this will alter how the land responds to rainfall. Depending on the lifetime of these areas, the appropriate climate change allowance should be provided. If these areas are not currently being applied for under this current application, any future applications will need to undertake this assessment to consider the site wide surface water drainage, rather than applying a piecemeal drainage scheme.
- 5) We note the application of a 20% increase in rainfall intensity to take into account climate change for the studio and car parking areas. As the threshold of 50 years which is generally applied to commercial buildings brings the site to a lifespan up to 2072 (if it is built as scheduled in early 2022), this requires the climate change allowance to be 40% increase in rainfall intensity. If it can be confirmed that the lifespan is less than 50 years then we may accept an increase of 20%, however we would always recommend the use of 40% as a precautionary approach.

Any changes to the design of the drainage scheme as a result of the above requirements should be applied and re-submitted as part of an amended FRA and Drainage Strategy.

Informative to the applicant

For further advice on what we expect to be contained within the FRA and drainage strategy to support a full planning application, please refer to our Developers Guide and Checklist on our surface water drainage webpage:

<https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/water/surface-water-drainage/surface-water-drainage.aspx>

This link also includes HCC's policies on SuDS in Hertfordshire and HCCs Local Flood Risk Management Strategy.

Please note if the LPA decides to grant planning permission, we wish to be notified for our records should there be any subsequent surface water flooding that we may be required to investigate as a result of the new development.

Paul Hunt, Howes Percival LLP – 20/09/21

Dear Mr Gardner,

**Planning Application Reference Number: 20/03194/MFA
Use of land for film making including (inter alia) the construction of 3 permanent studios and 3 workshops and creation of backlot space to allow for construction of temporary studios together with associated servicing and parking**

I refer to my letter of 27 May 2021 regarding the above application.

My clients have instructed me to advise the Council that they no longer wish to pursue the objections they lodged in respect of the above planning application and therefore you may treat this letter as a formal withdrawal of our objection and comments contained within our letter dated 27 May 2021.

Recommendation

As per the published report.

Item 5b

21/01483/FUL Demolition of existing bungalows, construction of 8 semi-detached houses and associated access, parking and landscaping.

45 - 46 Chesham Road Bovington Hertfordshire HP3 0EA

Recommendation

As per the published report.

Item 5c

20/03929/RET Retention of agricultural building and glasshouse

Land East Of Delmer End Lane Flamstead St Albans Hertfordshire AL3 8ER

Recommendation

As per the published report.

Item 5d

20/02464/FUL Proposed change of use of existing agricultural stable block into residential dwelling

Six Acres Farm Hollybush Lane Flamstead Hertfordshire AL3 8DG

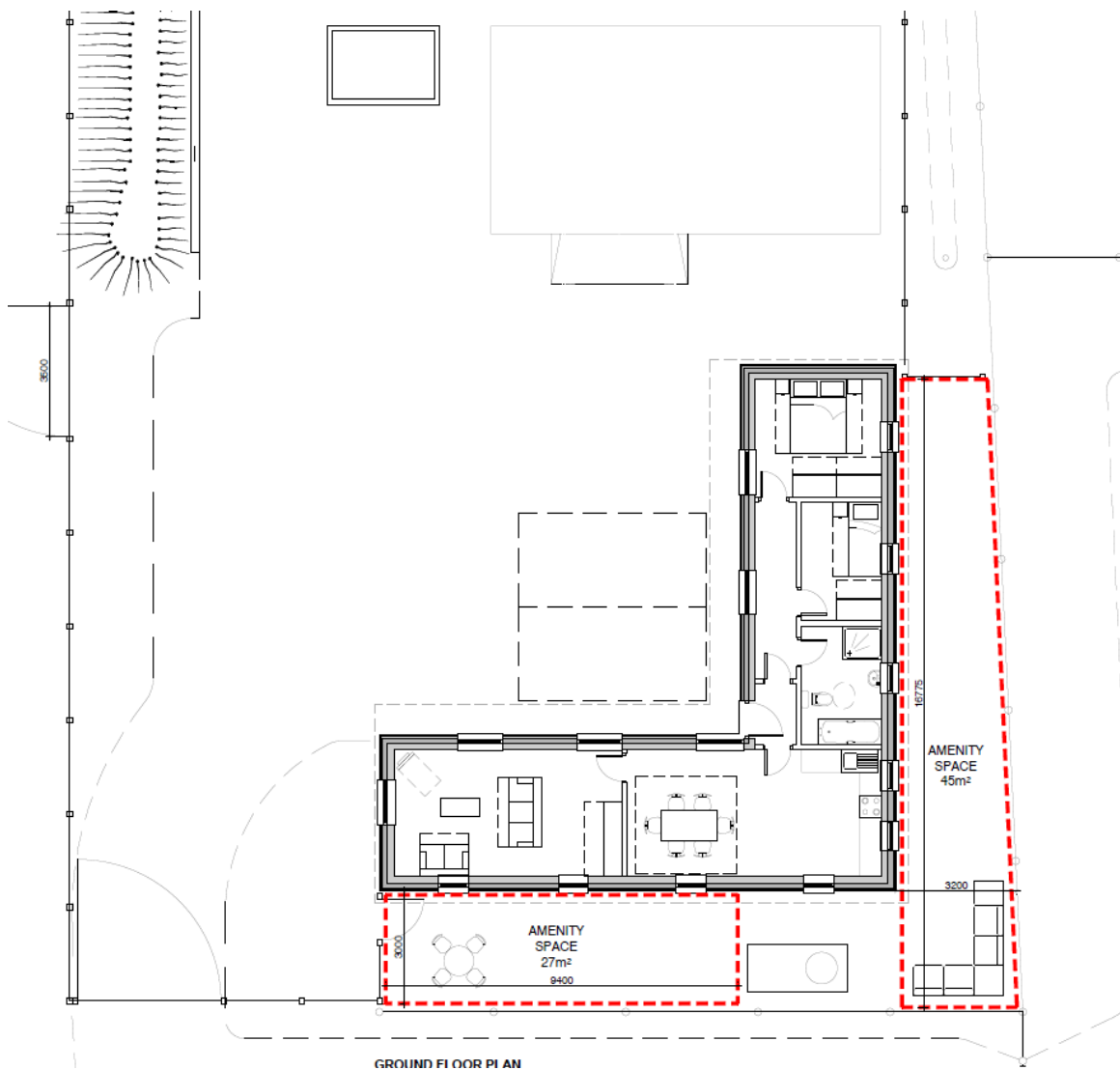
Additional Plans

The agent has submitted two additional plans, indicating the proposed amenity space arrangements and proposed provision for electric vehicles:

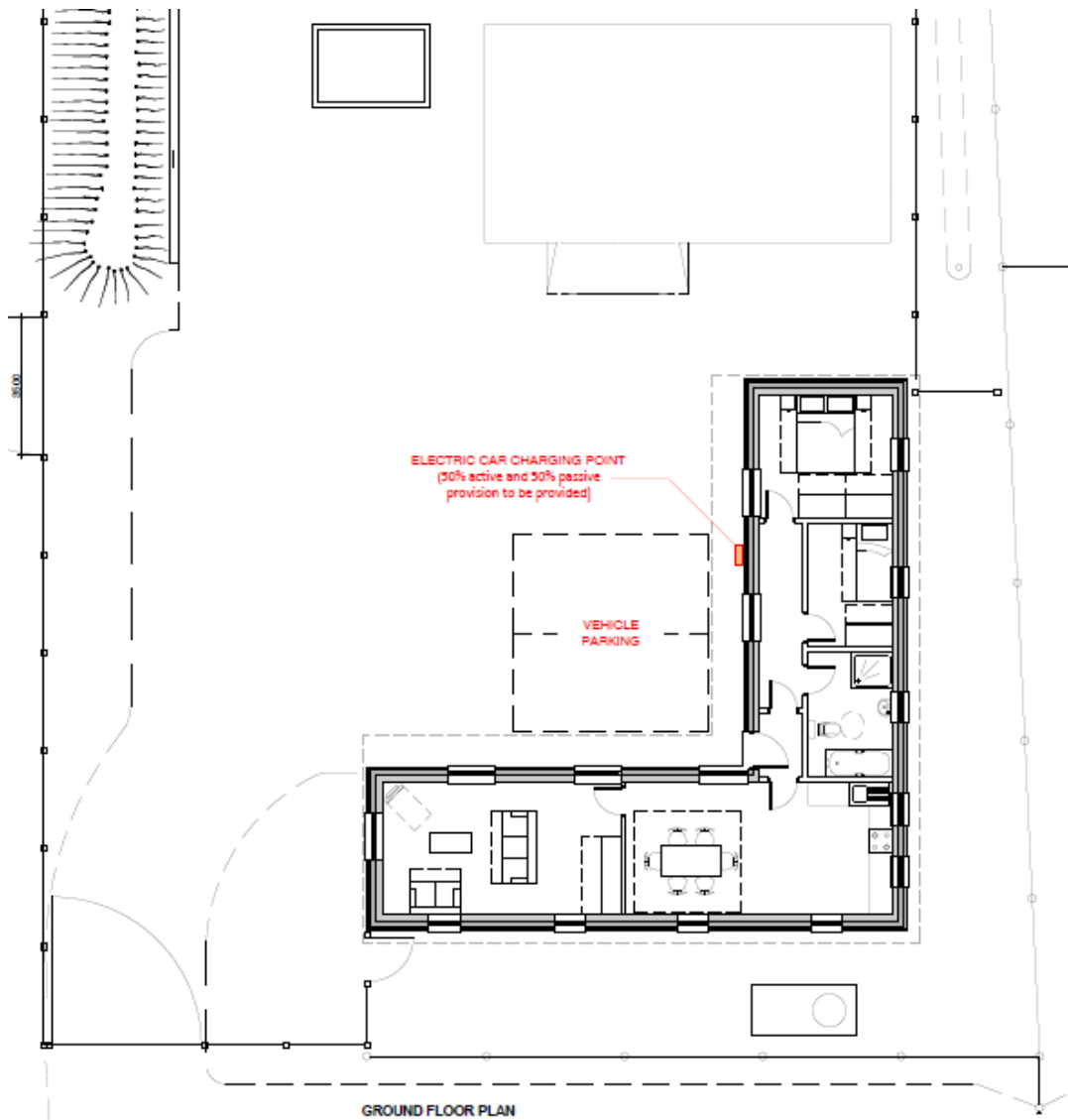
- 1) Proposed Ground Floor Site Plan – Amenity (Reference 1094-G11)
- 2) Proposed Site Plan – Electric Vehicles (Reference 1094-G12).

These plans have been set out below:

Proposed Ground Floor Site Plan – Amenity (Reference 1094-G11)



Proposed Site Plan – Electric Vehicles (Reference 1094-G12)



Given that the proposed arrangements for electric vehicle provision have been provided, it is recommended that Condition 6 (Electric Vehicles) be amended to read as follows:

The dwelling hereby approved shall not be occupied until the Electric Vehicle Charging Points and associated infrastructure has been provided in accordance with drawing 1094-G12. The Electric Vehicle Charging points and associated infrastructure shall thereafter be retained in accordance with the approved details.

Reason: To ensure that adequate provision is made for the charging of electric vehicles in accordance with Policies CS8, CS12 and CS29 of the Dacorum Borough Core Strategy (2013) and the Car Parking Standards Supplementary Planning Document (2020).

It is also recommended that Condition 7 (Approved Plans) be amended to include both additional plans. It is recommended that this condition be amended to read as follows:

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

1094-210
1094-211
1094-212
1094-012
1094-112
1094-011 Rev A
1094-111
1094-110
1094-G01 Rev A
1094-201
Planning Statement (July 2020)
1094-G11
1094-G12

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

Recommendation

As per the published report.

Item 5e

21/01682/FUL Demolition of existing detached house, to be replaced with a new detached home (amended scheme).

Mabuhay Brownlow Road Berkhamsted Hertfordshire HP4 1HB

Additional Representations

Adrian Gould, JPPC Chartered Town Planners – 21/09/21

Dear Councillor

APPLICATION 21/01682/FUL/FUL

DEMOLITION OF EXISTING DETACHED HOUSE, TO BE REPLACED WITH A NEW DETACHED HOME (AMENDED SCHEME).

MABUHAY, BROWNLOW ROAD, BERKHAMSTED, HP4 1HB

I am writing to you in support of the above application that is due to be considered at the Development Management Committee meeting on Thursday 23rd September.

The Case Officer's report sets out a cogent and compelling case for granting of planning permission which I do not intend to repeat in great detail. I would, however, like to take this opportunity of emphasising several salient factors which, I hope, will assist Members to make a favourable assessment of the scheme which is an amendment to that which was narrowly refused at the Development Management Committee meeting on 9th February 2021 (application **20/01429/FUL** refers)

As Members may recall, the previous application was refused permission on heritage-related grounds contrary to the recommendation of the Planning and Conservation Officers and despite Historic England having concluded that the level of harm to the significance of the Berkhamstead Castle scheduled ancient monument would *'be towards the lower end of less than substantial harm'*.

I was not involved with the original application but, as a Planning Consultant with over 30 years' experience working in both the public and private sectors, I was asked to review the relevant plans and documents following the refusal of permission and provide advice regarding next steps.

In this context, I assessed that there was a very good prospect that planning permission would be granted at appeal. This is on the basis of my professional judgment (and that of your own Officers) that the architectural and design quality of the proposed dwelling would comprise a tangible improvement relative to the existing situation, such that there would be a corresponding public benefit overall in townscape terms which would more than off-set the very minor harm identified by Historic England.

More specifically, it is fair to say that in architectural terms the existing house has a mundane design, form and use of materials that makes no positive contribution to the setting of the Scheduled Monument or to the Berkhamstead Conservation Area. The proportions of the existing house do not appear well-conceived and, in particular, the wide un-broken and somewhat monolithic frontage span of the building is at odds with surrounding dwellings, particularly those to the north. The existence of a flat roofed single storey projection on the principal elevation (with balcony over) is also a visually jarring design feature and the existence of white uPVC windows and doors throughout completes the picture of a building that is very much of its time (late 60s/early 70s) from a design perspective i.e. where function was more important than form.

Unfortunately, the building is also of its time as far its thermal performance and wider sustainability credentials are concerned. In short, therefore, the replacement of the existing dwelling represents an opportunity to enhance the design quality of the site and the surrounding historic environment and, at the same time, create a building that is substantially more efficient in its use of non-renewable resources.

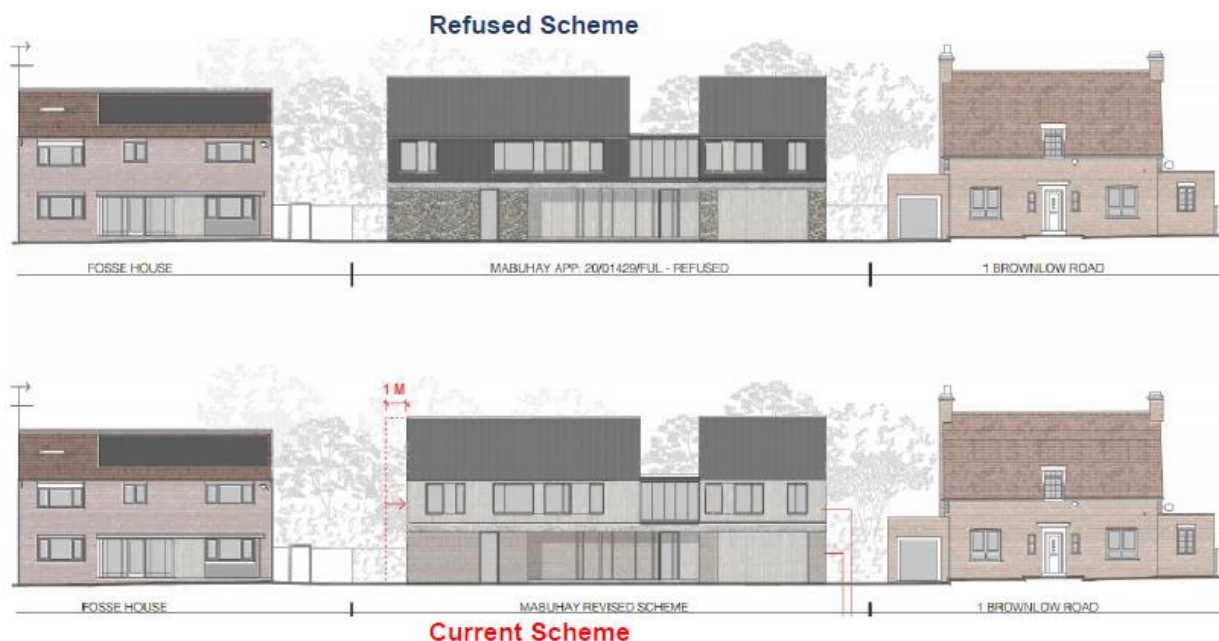


Pursuing an appeal was, therefore, one option for my client, Mr Hearn. Another option, and the one that Mr Hearn has opted to follow has involved amending the refused scheme in the hope and reasonable expectation of being able to achieve a permission at local level, thereby negating the need for an appeal.

As before, the current application proposes the erection of an 'L-shaped' five-bedroom dwellinghouse of high-quality contemporary design and form. The dwelling comprises two principal pitched-roof inter-connected blocks, with sedum roofed single storey elements to the rear. Each of the principal blocks would have a frontage span that is more consistent with existing buildings to the north than the existing building and, in turn, the total height of the building would be compatible with its immediate neighbours. The principal changes to the previously refused scheme are as follows:

- **The frontage width of the building has been reduced by 1m;**
- **The zinc cladding proposed at first floor level has been omitted and replaced with timber cladding; and**
- **The flint proposed at ground floor level has been omitted and replaced with facing brick**

The proposed changes to external facing materials of the building will ensure that the building will be more muted and visually recessive than as previously proposed. The snipped comparative frontage elevations and the proposed site plan extracts below show the effects of these changes relative to the refused scheme. However, and importantly, the current plans also demonstrate that the changes do not dilute the high quality contemporary design and form of the proposed building nor diminish the more positive overall contribution that the building will make to the character and appearance of the surrounding area.



As the Officer's report sets out, the Council's Conservation Officer is wholly supportive of the proposal on the basis that the development is assessed to enhance the historic environment and, in turn, the consultation response from Historic England to the current application confirms that there is '*no objection to the application on heritage grounds*' and that any potential harm to the significance of the designated heritage assets can be mitigated by appropriate planting.

In this context, the applicant has again been willing to amend the scheme and, as now proposed, it is intended to bolster the existing hedge and to plant 4 x new specimen trees (3 x Whitebeam and 1 x Hornbeam) on the road frontage so as to ensure that a far better (and enduring) visual screen/filter will be available in views from the castle grounds than is presently the case.

The revised plans showing the proposed new frontage planting are attached for ease of reference as **Appendix 1**.

In light of the above considerations, it is hoped that Members will agree that this is a development that is appropriate to its context and thereby are happy to endorse the Officer's recommendation to grant planning permission on the basis that:

- **There have been significant concessions on the applicant's part since the original application regarding the frontage width and facing materials proposed;**
- **The Council's Planning and Conservation Officers and the Applicant's Heritage Consultants all robustly support the proposal and assess that it would enhance the character and appearance of the surrounding area;**
- **There is no objection from Historic England;**
- **There are no objections from other residents on the street;**
- **The new dwelling will be far more sustainable and energy/water efficient than the existing;**
- **The new dwelling will have a significantly enhanced design, form and detailing relative to the existing dwelling; and**
- **The external material changes and proposed landscaping will ensure the building is more visually recessive than as previously proposed.**

Yours faithfully



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Berkhamsted Castle Trust – 20/09/21

Dear Sirs,

**Development Management Committee on 23rd September 2021: Item 5e
Planning Application 21/01682/FUL**

Mabuhay, Brownlow Road, Berkhamsted, Hertfordshire HP4 1HB

Demolition of existing detached house, to be replaced with a new detached home (amended scheme)

We regret that we find ourselves having to write to you again in respect of this matter. You will recall that we act as local managers of Berkhamsted Castle (a scheduled ancient monument, listing number 1010756) on behalf of English Heritage, and had cause to write to you in January in respect of the previous scheme to demolish and rebuild this property when we were not consulted about the proposals. This time, although consulted, our comments and concerns about the impact of the proposed works on this nationally significant historic monument are relegated to the Annex of the report to the Development Management Committee, and not mentioned at all in the substantive report. Further, the report significantly down-plays the concerns of Historic England regarding the impact of this development, suggesting (at paragraph 9.11) that they equivocate on any possible harm.

We reiterate our, and Historic England's, position for the benefit of the Development Management Committee. Both we and Historic England are of the view that the proximity of the proposed development to the scheduled monument and conservation area means that the replacement dwelling would be visible from within the designated heritage assets. Likewise, that development would cause appreciable harm to the significance of the designated heritage assets, although this could be mitigated by appropriate planting in front of the replacement dwelling. As Historic England notes in its comments: "***With appropriate mitigation planting in place, Historic England considers that the level of harm, if any, to the significance of the Berkhamsted Castle scheduled monument and Berkhamsted Conservation Area would be at the bottom end of less than substantial harm in terms of the National Planning Policy Framework.***" (emphasis added).

As we noted in our supplemental submission on 19th June, the mitigation planting proposed by the applicant is inadequate. It makes use of deciduous species which would result in no screening of

the development from the scheduled monument for significant portions of the year. Accordingly, the proposed planting scheme does not mitigate the harm proposed by the development, and we must therefore continue to **OPPOSE** the application as formulated.

However, with a relatively minor change to this planting scheme, so that the proposed four deciduous trees are replaced with evergreen species, the necessary level of screening expected by both Historic England and ourselves could be provided, and we would have no further opposition to the development as now proposed. **We would therefore invite the Committee to impose a condition requiring the planting scheme to make use of evergreen rather than deciduous species, and that this screening be maintained to an appropriate standard going forwards.**

Archaeology

The report to the Development Management Committee recommends (at paragraph 9.52) that a condition be imposed “*to secure the submission and approval of a Written Scheme of Investigation and its subsequent implementation.*” We would highlight for the benefit of the Development Management Committee that there is an ongoing programme of archaeological research at the Castle to which any investigation of the proposed development site (as a former part of the Castle’s most structure) must properly relate. In recent years we have undertaken a site-wide geophysical survey of the whole Castle (ground penetrating radar, magnetometry, resistivity, laser measurements, etc.). Earlier this year Museum of London Archaeology, as part of a project with ourselves and Hertfordshire Highways, commenced an investigation of the moats which is still ongoing (it was temporarily paused over the summer due to the Great Crested Newt breeding season). **We would therefore suggest that any condition as to the formulation of a Written Scheme of Investigation requires this to be done in consultation with ourselves and English Heritage**, to ensure that there is proper co-ordination of the investigations and that maximum benefit is achieved from this action. Historic England has advised that their regional science advisor (Zoe Outram) will be able to provide specialist advice relating to palaeoenvironmental potential and sampling strategies for this project, given the sensitive archaeological location.

Great Crested Newts

The report to the Development Management Committee records (at paragraph 9.66) that the proposed development is opposite the Castle moats, which are host to a nationally significant population of Great Crested Newts. We note the suggestion that the sites are separated “*by a tarmac road, which newts would not favour crossing.*” We would query that assertion, given our observed experience of the newts regularly crossing White Hill and the bottom of New Road (resulting in Berkhamsted Town Council investigating with Hertfordshire Highways earlier this year the possibility of the road being closed temporarily during the breeding season). We would also remind the Development Management Committee that the proposed development site is formerly part of the Castle’s outer moat structure, with gardens that we understand are still prone to damp conditions.

Equally, Natural England research report 576 — An assessment of the efficiency of capture techniques and the value of different habitats for the great crested newt *Triturus cristatus* — notes (at p.14):

“In terms of distances travelled from the breeding ponds, newts have been found at high densities in the terrestrial habitats up to 200m away from a breeding pond (Franklin, 1993). Although great crested newts have been found to move up to 1.3km between breeding ponds, a maximum migratory range has been estimated as 250m from a pond (Franklin, 1993; Oldham and Nicholson, 1986; Jehle, 2000), although one study has estimated this range to be only approximately 150m (Jehle and Arntzen, 2000).”

It further notes that (again, at p.14):

“Among the habitat types thought to be preferred by great crested newts are: deciduous woodland (Latham et al 1996; Malmgren, 2002), particularly in the vicinity of ponds (Beebee, 1977; Beebee, 1981); shrubs, hedgerows and trees (Jehle and Arntzen, 2000); and scrub and mixed garden habitat (Oldham and Nicholson, 1986).”

Accordingly, the report recommends (at p.43) that *“The most comprehensive mitigation, in relation to avoiding disturbance, killing or injury is appropriate within approximately 50m of a breeding pond. It will also almost always be necessary actively to capture newts 50-100m away.”* The proposed development site is approximately **10m** from the Castle moat.

We would therefore suggest to the Development Management Committee that more prescriptive conditions in respect of investigation and mitigation of possible Great Crested Newt presence at the proposed development site would be appropriate in this instance, as opposed to “an informative”.

We would, however, reiterate that in the absence of a relatively minor change to the proposed mitigation planting scheme we continue to **OPPOSE** the development on the basis that it would be detrimental to the historic status of the Castle.

Please make a copy of this correspondence available to each member of the Development Management Committee in advance of the planned meeting on 23rd September.

Berkhamsted Citizens Association Townscape Group - 17/09/21

Dear Mr Gardner

Development Management Committee Item 5c, 23rd September 2021, planning application 21/01682/FUL, Mabuhay, Brownlow Road, Berkhamsted

*I am representing the views of the **Berkhamsted Citizens Association Townscape Group** (being its Chairman). I am not making representations on my own behalf, as implied in Appendix B of your report to Development Management Committee on 23rd September 2021. For clarity, I am also a Trustee of the Berkhamsted Castle Trust, nominated by the BCA. The Association has a long (97 years) history of representing the views of local residents in a wide context; and the Townscape Group, and its predecessor, has been commenting on planning applications since 1972. Our views are formulated in the context of material planning considerations; and are particularly focussed on the Berkhamsted Conservation Area's historic built environment. And there is nothing more historic, or worthy of protection, than its Norman motte and bailey castle.*

*Thus we are making representations **OBJECTING** to the recommendation to grant the planning application to replace the current Mabuhay house with what we consider an unsuitable design visually intrusive to Brownlow Road and the Scheduled Ancient Monument opposite, by virtue of its bulk, mass and scale. Additionally, the materials envisaged, particularly its zinc roof, are an intrusion into the street scene; and the tree screening recommended does not meet requirements, in that the trees envisaged are deciduous, making them effective for only half the year.*

It is regrettable that your report makes no specific direct reference to the objections put forward by either the Castle Trust, the BCA or Berkhamsted Town Council.

Quoting with reference to the Summary (2.2), we consider this development would be ‘harmful to the significance of the nearby (opposite) Scheduled Ancient Monument and the setting of the

Berkhamsted Conservation Area’; and, from 2.3, the design does not respect ‘the rhythm of the street’ nor does it ‘integrate into the streetscape character’.

*We urge the Committee to overturn the recommendation and **REFUSE** the application. There are sufficient grounds to protect this ancient structure from the ravages of modern architectural whim.*

We would appreciate this objection be circulated to each member of the DMC. If this is not possible, please inform me and I will arrange to distribute it myself.

Regards

*Susan Johnson
Chairman
BCA Townscape Group*

*Stonycroft
9 Shrublands Road
Berkhamsted
HP4 3HY*

Historic England – 17/09/21

I can confirm that, based on the information submitted in June 2021, Historic England does not wish to make any additional comments beyond the advice given in our letter dated 17th May 2021.

Recommendation

As per the published report.

Item 5f

21/02156/FHA Construction of pitched roof porch to front. Replacement windows. Demolition of existing double garage and replace with new garden building/studio.

2 Chesham Road Wigginton Tring Hertfordshire HP23 6HH

Recommendation

As per the published report.

Item 5g

21/02177/ADV 4 signs advertising the business.

2 Hempstead Road Kings Langley Hertfordshire WD4 8AD

Recommendation

As per the published report.

Item 5h

21/03090/LBC Change the height of the windowsill of the west-facing window of the utility room from 700mm to 1050mm

Binghams Park Potten End Hill Water End Hemel Hempstead Hertfordshire HP1 3BN

Recommendation

As per the published report.

Item 5i

21/01625/FHA Construction of a double garage (amended scheme)

Calgary 87 Scatterdells Lane Chipperfield Kings Langley Hertfordshire WD4 9EU

Recommendation

As per the published report.
