



HARPENDEN TOWN COUNCIL

CLOSER TO THE COMMUNITY

HARPENDEN TOWN COUNCIL MINUTES OF THE MEETING OF THE PLANNING COMMITTEE

HELD BY VIDEO LINK
ON TUESDAY, 2 FEBRUARY 2021 AT 7.30 PM

Present: Councillor Rosemary Farmer (Chair), Councillor Matt Cowley (Vice-Chair), Councillor Paul Cousin, Councillor John Drake, Councillor Nigel Turnbull, Councillor Paul de Kort and Councillor Pip Liver

In attendance: Miriam Allum (Planning and Support Officer) and Heather Scott (Internal Operations Manager)

“Informed by the information available, the following decisions were taken by the Harpenden Town Councillors. Those Councillors who are also serving on the District Council will also consider the matter afresh at district level in the light of all the evidence including the relevant officer’s report”.

1 APOLOGIES FOR ABSENCE

There were no apologies for absence.

2 DECLARATION OF INTEREST

Councillor De Kort declared a personal, non pecuniary interest in application ref: 5/2020/2963 – 1 Connaught Road, Harpenden, as the application site is opposite his property.

3 MINUTES OF THE MEETING OF THE PLANNING COMMITTEE HELD ON 12 JANUARY 2021

The minutes of the meeting held on 12 January 2021, were agreed to be a correct record. The minutes will be formally signed at a future date.

4 PUBLIC QUESTIONS IN ACCORDANCE WITH STANDING ORDERS 22 & 23

There were no public questions.

5 LETTERS OF OBJECTION

Letters of objection had been received relating to planning application reference 5/2020/3039 – 5 Molescroft, Harpenden.

**6 APPLICATIONS REGISTERED WEEK ENDING 08/01/2021
APPLICATIONS REGISTERED WEEK ENDING 15/01/2021
APPLICATIONS REGISTERED WEEK ENDING 22/01/2021**

Recommendations attached.

7 APPEALS

There were no appeals for noting by the Committee.

8 PRESERVATION ORDER TREE WORKS

The list of preservation order tree works were duly noted by the Committee.

9 CONSERVATION AREA TREE WORKS AND TECHNICAL APPLICATIONS

The conservation area tree works and technical application lists were duly noted by the Committee.

10 LIST OF WEEKLY ST ALBANS DISTRICT COUNCIL DECISIONS

The weekly decisions lists were duly noted by the Committee.

11 DATE OF NEXT MEETING

Planning Committee meeting to be held on Tuesday 23 February 2021, at 7.30pm by Zoom link.

St Albans District Council Planning (Development Control) Committee North to be held on Monday 1 March 2021 at 7.00pm.

12 CLOSE

The meeting closed at 8.52 pm.

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Chairman

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Date

It is possible to view this meeting's video on Harpenden Town Council's You Tube channel as follows:

https://www.youtube.com/channel/UCPwadgFhZ_UfrQGTyejST_g/featured?view_as=subscriber

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Harpenden Town Council

APPLICATIONS REGISTERED WEEK ENDING 08/01/2021.

APPLICATIONS REGISTERED WEEK ENDING 15/01/2021.

APPLICATIONS REGISTERED WEEK ENDING 22/01/2021.

Ref: 5/2020/2599 **Category:** **Ward:** Harpenden East

Proposal: Change of use from Sui Generis to Class E (G) at Unit C Batford Mill Lower Luton Road Hertfordshire Harpenden For Mr George Antoniou

It was **RESOLVED: NO OBJECTION**

Ref: 5/2020/2827 **Category:** **Ward:** Harpenden East

Proposal: Two storey rear extension with pitched roof and alterations at 9 Marquis Close Harpenden Hertfordshire AL5 5QZ For Mr & Mrs Cash

It was **RESOLVED: NO OBJECTION SUBJECT TO NO ADVERSE EFFECT ON ANY TREES OR HEDGES WITHIN THE VICINITY OF THE PROPOSAL. POLICY ESD14 OF THE HARPENDEN NEIGHBOURHOOD PLAN AND POLICY 74 OF THE ST ALBANS DISTRICT PLAN REFER.**

Ref: 5/2020/2852 **Category:** **Ward:** Harpenden East

Proposal: Construction of a single storey front, side and rear extension, raising of roof to facilitate the creation of a first floor and insertion of new pitched roof to side elevation, installation of smooth painted render to enlarged dwelling at 25 Connaught Road Harpenden Hertfordshire AL5 4TW For Mr M Saunders

It was **RESOLVED: EXPRESS CONCERN THAT THE PROPOSAL IS AN OVERDEVELOPMENT OF THE SITE AND MAY DOMINATE NEIGHBOURING PROPERTIES CREATING A DETRIMENTAL IMPACT AND LACK OF AMENITY AND PRIVACY. POLICIES ESD2 OF THE HARPENDEN NEIGHBOURHOOD PLAN AND 69 & 72(v) OF THE ST ALBANS DISTRICT PLAN REFER.**

Ref: 5/2020/2274 **Category:** **Ward:** Harpenden North

Proposal: New openings and alterations to openings, new canopy and signage positions, re-configuration of site layout and car park, new boundary treatment, extension to existing crossover at 28-30 Coldharbour Lane Harpenden Hertfordshire For Mr Margereson

It was **RESOLVED: NO OBJECTION.**

Ref: 5/2020/2883 **Category:** **Ward:** Harpenden North

Proposal: Variation of Condition 3 (samples of materials) two facing brickwork types have been amended of planning application 5/20169/1845 dated 08/11/2019 for Submission of Reserved Matters (appearance, landscaping, layout, scale) for outline permission 5/2018/0474 dated 30/10/2018 for Construction of 24 affordable dwellings consisting of 16 dwellings and 8 flats with associated access road, parking and landscaping at Former

Westfield Allotment Site Beeching Close Harpenden Hertfordshire For Mr Brian Ball Taylor
French Developments Ltd

It was **RESOLVED: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

Ref: 5/2020/2892 **Category:** **Ward:** Harpenden North

Proposal: Two storey rear extension to include a rear facing Juliette balcony, raising of roof, extension of existing first floor rear dormer window and new flat roof to single storey rear extension to create roof terrace area and alterations to openings at 14 Kinsbourne Close Harpenden Hertfordshire AL5 3PB For Mr O Page

It was **RESOLVED: EXPRESS CONCERN WITH REGARD TO THE PROPOSED TWO STOREY REAR EXTENSION ALONG WITH THE INCLUSION OF THE JULIETTE BALCONY, THE PROPOSED CREATION OF THE ROOF TERRACE AND THE PROPOSED SIDE WINDOW IN BEDROOM FOUR AND THE REAR WINDOW IN BEDROOM ONE, WHICH MAY POSE A POTENTIAL DETRIMENTAL IMPACT ON NEIGHBOURING PROPERTIES IN TERMS OF LOSS OF AMENITY AND PRIVACY. POLICIES ESD2 OF THE HARPENDEN NEIGHBOURHOOD PLAN AND 72 (v) OF THE ST ALBANS DISTRICT PLAN REFER.**

Ref: 5/2020/2847 **Category:** **Ward:** Harpenden South

Proposal: Removal of rear garden fence, gate and garden shed and erection of new rear garden brick wall with entrance gate, new rear brick garden studio, garden store and bin store at 9 East Common Harpenden Hertfordshire AL5 1BJ For Mr & Mrs S Weller

It was **RESOLVED: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

Ref: 5/2020/2860 **Category:** **Ward:** Harpenden South

Proposal: Single storey side extension, extension of canopy porch, remodelling of exterior including new cladding, windows and doors, re-shaping of driveway and rear landscaping at 14 Penny Croft Harpenden Hertfordshire AL5 2PB For Mr & Mrs Webb Hockfield

It was **RESOLVED: NO OBJECTION SUBJECT TO THE APPROPRIATE ROOT PROTECTION MEASURES BEING PUT IN PLACE TO PROTECT THE TREE AT THE FRONT OF THE PROPERTY. POLICIES ESD14 OF THE HARPENDEN NEIGHBOURHOOD PLAN AND 74 OF THE ST ALBANS DISTRICT PLAN REFER.**

Ref: 5/2020/2861 **Category:** **Ward:** Harpenden South

Proposal: Removal of rear garden fence, gate and garden shed. Erection of new rear garden brick wall with entrance gate, new rear brick garden studio, garden store and bin store at 10 East Common Harpenden Hertfordshire AL5 1BJ For Mr & Mrs W Englander

It was **RESOLVED: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE.**

Ref: 5/2020/2864 **Category:** **Ward:** Harpenden South

Proposal: Two storey side and rear extension with rooflights, single storey rear extension, alterations to openings at 36 Piggottshill Lane Harpenden Hertfordshire AL5 1LW For Mr Dunn

It was **RESOLVED:** THE COMMITTEE RECOMMENDED REFUSAL WITH REGARDS TO THE SIZE AND SCALE OF THE TWO STOREY SIDE AND REAR EXTENSION WHICH COULD RESULT IN A LOSS OF AMENITY TO THE NEIGHBOURING DETACHED PROPERTY. THE COMMITTEE ALSO RECOMMENDED REFUSAL DUE TO THE LACK OF PARKING PROVISION WITHIN THE PROPOSAL EXTENSION. POLICIES ESD2 OF THE HARPENDEN NEIGHBOURHOOD PLAN AND 40, 69 & 72 (v) OF THE ST ALBANS DISTRICT PLAN REFER.

Ref: 5/2020/2893 **Category:** **Ward:** Harpenden South

Proposal: Single storey rear extension at 6-8 Piggottshill Lane Harpenden Hertfordshire AL5 1LH For Southdown Property Investment Ltd

It was **RESOLVED:** THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE

Ref: 5/2020/2478 **Category:** **Ward:** Harpenden West

Proposal: Installation of fencing with trellis on top to front/side boundary and part infill installation of fencing with trellis on top to front boundary (retrospective) at 1 Gilpin Green Harpenden Hertfordshire AL5 5NP For Ms B Winter

It was **RESOLVED:** THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE

Ref: 5/2020/2479 **Category:** **Ward:** Harpenden West

Proposal: Installation of concrete posts and featheredge boarded fence panel with trellis to the top of the panel to front/side boundaries (part retrospective) at 116 Cowper Road Harpenden Hertfordshire AL5 5NL For Mrs B Mitson

It was **RESOLVED:** THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE

Ref: 5/2020/2863 **Category:** **Ward:** Harpenden West

Proposal: Single storey side and rear extensions, two storey side extensions, new reconfigured roof to provide loft accommodation with front and rear dormer windows, removal of chimney stacks, new front porch and alterations to openings at 16 Townsend Lane Harpenden Hertfordshire AL5 2QE For Mr & Mrs Jelfs

It was **RESOLVED:** EXPRESS CONCERN THAT THE SIZE, SCALE AND DESIGN MAY NOT BE IN KEEPING WITH THE HARPENDEN CONSERVATION AREA. CONCERNS

WERE ALSO EXPRESSED REGARDING THE POSSIBLE REMOVAL OF HEDGING IN THE CONSERVATION AREA WITH THE COMMITTEE STATING THAT THE PROPOSED EXTENT OF THE HARD LANDSCAPING COULD LEAD TO FLOODING ISSUES. POLICIES ESD2, ESD14 & ESD18 OF THE HARPENDEN NEIGHBOURHOOD PLAN AND POLICIES 69 (i), 72, 74 & 85 OF THE ST ALBANS DISTRICT PLAN REFER.

Ref: 5/2020/2872 **Category:** **Ward:** Harpenden West

Proposal: Proposed hipped to gable with rear dormer loft extension at 27 Bowers Way Harpenden Hertfordshire AL5 4EP For Mr & Mrs G Moles

It was **RESOLVED: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

Ref: 5/2020/2875 **Category:** **Ward:** Harpenden West

Proposal: Two storey front extension at 14 Broadfields Harpenden Hertfordshire AL5 2HJ For Mr & Mrs Hindal

It was **RESOLVED: NO OBJECTION**

Ref: 5/2020/2888 **Category:** **Ward:** Harpenden West

Proposal: Certificate of Lawfulness for existing use as Class B1 (b) – Research and development at Old Apiary Site Hatching Green Harpenden Hertfordshire For Ms Laura Roper

It was **RESOLVED: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE.**

Ref: 5/2020/2866 **Category:** **Ward:** Harpenden East

Proposal: Variation of Condition 2 (approved plans) to increase the front gable projection by 250mm, increase the height of the main ridge by 350mm and to move the house back 150mm into the plot of planning permission 5/2020/1858 dated 10/11/2020 for Demolition of existing dwelling and construction of replacement dwelling with associated hard and soft landscaping works at 6 Stewart Road Harpenden Hertfordshire AL5 4QB For Mr & Mrs Van Wezel

It was **RESOLVED: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

Ref: 5/2020/2929 **Category:** **Ward:** Harpenden East

Proposal: Single storey extension, garage conversion and installation of new log burner flue to side of property at 29a Sauncey Avenue Harpenden Hertfordshire AL5 4QN For Mr & Mrs Robin Oxley

It was **RESOLVED: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

Ref: 5/2020/2963 **Category:** **Ward:** Harpenden East

Proposal: Part single, part two storey side and rear extensions, and single storey front extension at 1 Connaught Road Harpenden Hertfordshire AL5 4TW For Mr Anant Modi

It was **RESOLVED: NO OBJECTION.**

Councillor De Kort had expressed a personal, non pecuniary interest in this application and took no part in discussions.

Ref: 5/2020/2939 **Category:** **Ward:** Harpenden North

Proposal: Single storey rear extension and insertion of rooflight at 19 Miley Close Harpenden Hertfordshire AL5 3DS For Mr & Mrs Blake

It was **RESOLVED: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

Ref: 5/2020/2828 **Category:** **Ward:** Harpenden South

Proposal: New boundary wall and crossover with sliding gate, new summer house, landscaping and associated works at 58 West Common Harpenden Hertfordshire AL5 2LD For Mr & Mrs Yurkwich

It was **RESOLVED: NO OBJECTION.**

Ref: 5/2020/2928 **Category:** **Ward:** Harpenden South

Proposal: New two storey, one bedroom dwelling house (resubmission following refusal of 5/2020/1775) at 6 Coleswood Road Harpenden Hertfordshire AL5 1EQ For Ms A Marchant-Jones

It was **RESOLVED: THE COMMITTEE RECOMMENDED REFUSAL STATING THAT THE PREVIOUS REASONS FOR REFUSAL HAVE NOT BEEN ADDRESSED. THE COMMITTEE STATED THAT THE DESIGN AND CRAMPED APPEARANCE OF THE PROPOSED PROPERTY, ALONG WITH THE LACK OF SUFFICIENT AMENITY SPACE FOR POTENTIAL OCCUPIERS, ARE NOT IN KEEPING WITH THE CHARACTER OF THE AREA AND THE STREET SCENE. POLICIES ESD1 & ESD2 OF THE HARPENDEN NEIGHBOURHOOD PLAN AND POLICIES 69 & 70 OF THE ST ALBANS DISTRICT LOCAL PLAN REFER.**

Ref: 5/2020/2976 **Category:** **Ward:** Harpenden South

Proposal: Two storey side and rear extensions, single storey front and rear extensions, integral garage, porch/pergola extension and associated landscaping at Boston House Grange Court Road Harpenden Hertfordshire AL5 1BY For Mr Colin Brown

It was **RESOLVED: NO OBJECTION SUBJECT TO THE APPROPRIATE USE OF MATERIALS IN THE CONSERVATION AREA. POLICY 85 OF THE DISTRICT PLAN**

REFERS.

Ref: 5/2020/2992 **Category:** **Ward:** Harpenden South

Proposal: Single storey front and rear and first floor front extensions with rooflights, garage conversion and alterations to openings at 54 Coleswood Road Harpenden Hertfordshire AL5 1EQ For Mr Ben Watts

It was **RESOLVED: RECOMMEND REFUSAL WITH REGARD TO INSUFFICIENT PARKING PROVISION FOR THE INCREASE IN BEDROOM CAPACITY. POLICY 40 OF THE ST ALBANS DISTRICT PLAN REFERS.**

Ref: 5/2020/2943 **Category:** **Ward:** Harpenden West

Proposal: Demolition of existing single storey rear extension and construction of new single storey rear extension, two rear dormer windows, internal alterations, new hard landscaping to front and rear including raised terrace to rear, widened vehicle crossover and access and new boundary treatment at 14 Amenbury Lane Harpenden Hertfordshire AL5 2DF For Mr & Mrs Curran

It was **RESOLVED: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

Ref: 5/2020/3014 **Category:** **Ward:** Harpenden East

Proposal: Single storey side and rear extensions following demolition of detached garage, extension of rear dormer window to create more habitable loft space and removal of existing pebble dash and application of new painted render at 39 Marquis Lane Harpenden Hertfordshire AL5 5AE For Mr Vahic Namli

It was **RESOLVED: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

Ref: 5/2020/3052 **Category:** **Ward:** Harpenden East

Proposal: Hip to gable loft conversion, three front rooflights and rear dormer window, addition of window to gable end, first floor rear extension with side rooflight and garage conversion (resubmission following approval of 5/2020/1993 dated 06/11/2020) at 35 Carisbrook Road Harpenden Hertfordshire AL5 5QS For Mr & Mr Herriott

It was **RESOLVED: NO OBJECTION.**

Ref: 5/2020/3031 **Category:** **Ward:** Harpenden North

Proposal: Loft conversion with front and rear roof lights at 19 Westminster Fields Harpenden Hertfordshire AL5 3DZ For Ms Sarah Redmond

It was **RESOLVED: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

Ref: 5/2020/3036 **Category:** **Ward:** Harpenden North

Proposal: Loft conversion with rear dormer, front and rear rooflights at 15 Westminster Fields Harpenden Hertfordshire AL5 3DZ For Ms Lisa Auty

It was **RESOLVED: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

Ref: 5/2020/3039 **Category:** **Ward:** Harpenden North

Proposal: Demolition of existing outbuildings and erection of single dwelling with access from Farm Close at 5 Molescroft Harpenden Hertfordshire AL5 3LS For Mr Ted Broadbent

It was **RESOLVED: RECOMMEND REFUSAL. THE COMMITTEE CONSIDERED THAT THIS APPLICATION WAS AN OVERDEVELOPMENT OF THE SITE AND CRAMPED ON THE PLOT, RESULTING IN A DETRIMENTAL IMPACT ON NEIGHBOURING PROPERTIES IN TERMS OF LOSS OF AMENITY AND PRIVACY. DUE TO THE REDUCTION IN SITE LEVELS THE PROPOSAL WOULD RESULT IN A DWELLING THAT WOULD BE OVERBEARING PARTICULARLY AFFECTING THOSE PROPERTIES IN PENSURST CLOSE, WITH THE DESIGN BEING OUT OF KEEPING WITH THE CHARACTER OF THE STREET SCENE AND THE LOCAL AREA. THE COMMITTEE ALSO RECOMMENDED REFUSAL WITH REGARDS TO THE LOSS OF THE TREES AND THE FACT THAT THERE WAS NO TREE RE-PLANTING PLAN PROVIDED. POLICIES ESD1, ESD2 & ESD14 OF THE HARPENDEN NEIGHBOURHOOD PLAN AND POLICIES 69, 70 AND 74 OF THE ST ALBANS DISTRICT PLAN REFERS.**

Ref: 5/2020/3071 **Category:** **Ward:** Harpenden North

Proposal: Single storey front extension and part single, part two storey side and rear extension at 24 Tuffnells Way Harpenden Hertfordshire AL5 3HQ For Mr & Mrs G Wing

It was **RESOLVED: NO OBJECTION.**

Ref: 5/2020/3054 **Category:** **Ward:** Harpenden South

Proposal: Single storey side and rear extensions with rooflights, new front porch, alterations to openings and new cladding at 11 Barlings Road Harpenden Hertfordshire AL5 2AL For Mr & Mrs Visagie

It was **RESOLVED: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

It was **RESOLVED: *Proposal:*** Proposed single storey rear extension and internal alterations at 36 Tennyson Road Harpenden Hertfordshire AL5 4BB For Mr Mills

It was **RESOLVED: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

Ref: 5/2020/3044 **Category:** **Ward:** Harpenden West

Proposal: Removal of existing flat roof to garage to replace with new hipped pitched roof at 14a Townsend Road Harpenden Hertfordshire AL5 4BQ For Helen Martin

It was **RESOLVED: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

Ref: 5/2020/3050 **Category:** **Ward:** Harpenden West

Proposal: Two/single storey rear, two storey side extension and loft conversion comprising of rear dormer and full gable end at 18 Highfield Avenue Harpenden Hertfordshire AL5 5UA For Mr James Swaith

It was **RESOLVED: RECOMMEND REFUSAL. THIS PROPOSAL DOES NOT MEET THE REQUIREMENTS OF POLICY 40 OF THE ST ALBANS DISTRICT PLAN REVIEW.**

Ref: 5/2020/3059 **Category:** **Ward:** Harpenden West

Proposal: Removal of existing side extension and proposed creation of a new two storey side extension and internal rendering at 54 Meadow Walk Harpenden Hertfordshire AL5 5TG For Mr Jones

It was **RESOLVED: RECOMMEND REFUSAL. THE COMMITTEE CONSIDERED THAT THE PROPOSAL WAS OVERLY DOMINANT AND WOULD AFFECT THE AMENITY OF NEIGHBOURING PROPERTY, NO 56 MEADOW WALK. THE COMMITTEE ALSO CONSIDERED THAT THE PROPOSAL WAS UNSYMPATHETIC TO IT'S ATTACHED PROPERTIES ON THIS PART OF MEADOW WALK WITH REGARD TO STYLE AND CHARACTER. THERE WAS ALSO A LACK OF ADEQUATE ONSITE PARKING PROVISION WITHIN THE PROPOSAL. POLICIES ESD1 & ESD2 OF THE HARPENDEN NEIGHBOURHOOD PLAN AND POLICIES 40, 69 & 72 (v) OF THE ST ALBANS DISTRICT PLAN REFER.**

Ref: 5/2020/3061 **Category:** **Ward:** Harpenden West

Proposal: Single storey rear extensions with lantern lights to replace existing rear structures, new single storey rear infill extension, reconfiguration of rear patio, alterations to openings (resubmission following approval of 5/2019/3124 dated 18/02/2020) at 41 Park Avenue North Harpenden Hertfordshire AL5 2EE For Mr & Mrs Saunders

It was **RESOLVED: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

Ref: 5/2020/3069 **Category:** **Ward:** Harpenden West

Proposal: Demolition of existing and erection of a six bedroom dwelling with annexe and associated landscape works (resubmission following approval of 5/2020/1748) at 20 Park Avenue South Harpenden Hertfordshire AL5 2EA For Mr & Mrs Whittingham

It was **RESOLVED: NO OBJECTION. THE COMMITTEE STATED THAT THEY AGREE TO THE SMALL CHANGES DETAILED IN THIS APPLICATION SUBJECT TO THE APPROPRIATE DESIGN AND USE OF MATERIALS IN THE HARPENDEN CONSERVATION AREA. POLICY 85 i (c) OF THE ST ALBANS DISTRICT PLAN REFERS.**

Ref: 5/2020/3092 **Category:** **Ward:** Harpenden West

Proposal: Single storey rear infill extension at 19 Bowers Way Harpenden Hertfordshire AL5 4EP For Mr Phillip Smith

It was **RESOLVED: THIS APPLICATION DOES NOT MEET THE CRITERIA REQUIRED FOR CONSIDERATION BY THE COMMITTEE**

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