

23 February 2021

SUMMONS

Notice is hereby given that there will be a meeting of the **Town Planning Committee** on **Monday 01 March 2021** at **7.30 pm**.

The following business, as set out on the agenda below, will be considered and decisions made by Town Councillors using Zoom video conferencing.



Mrs J Harley
Deputy Town Clerk

MEMBERS:

Councillors: G Stevens - Chair
P White - Vice Chair
A Armytage
G Corry
P de Hoest
P Fisher
J Jones

SUBSTITUTES:

Councillors: R Freedman
M Hardinge
N Woolner

Members of the public are invited to attend all meetings of the Town Council and it has put in place procedures to facilitate this for virtual meetings.

Anyone wishing to attend this Town Planning meeting should contact the Deputy Town Clerk for the meeting log in details. Email deputyclerk@berkhamstedtowncouncil.gov.uk and confirm your name, your address in Berkhamsted and details of any items on the agenda you wish to speak about. The cut off point for requests to join the meeting is **midday on the 01 March 2021**.

Alternatively, if you wish to comment on an item on this agenda by email, please do so by emailing deputyclerk@berkhamstedtowncouncil.gov.uk by **midday on the 01 March 2021**. Email comments will be passed to the Town Planning Committee ahead of the meeting.

AGENDA

TP 25/21 To receive **Apologies for Absence**

TP 26/21 To receive **Declarations of Interest** regarding items on the agenda.

TP 27/21 Minutes of the Previous Meeting held on 08 February 2021 (previously circulated).

TP 28/21 Chair's Communications

1. Road Traffic Orders

i. THE HERTFORDSHIRE (TEMPORARY CLOSING OF BROWNLOW ROAD, BERKHAMSTED) ORDER 2021

NOTICE is given that Hertfordshire County Council intends to make an Order under Section 14(1) of the Road Traffic Regulation Act 1984, to prohibit all vehicular traffic from using that length of Brownlow Road, Berkhamsted from its junction with Lower Kings Road north westwards to its junction with Whitehill ("the Road"), a distance of approximately 57 metres.

An alternative route will be via Station Road, New Road and Whitehill.

The Order is needed because bridge maintenance and repair works are proposed to be executed on or near the Road.

If the Order is made, it shall come into force on 1 March 2021 for a period of up to 18 months. However, the restrictions specified shall only take effect at the times indicated by signs on or near the Road (papers included as a separate attachment).

ii. THE HERTFORDSHIRE (TEMPORARY CLOSING OF WHITEHILL, BERKHAMSTED) ORDER 2021

NOTICE is given that Hertfordshire County Council intends to make an Order under Section 14(1) of the Road Traffic Regulation Act 1984, to prohibit all vehicular traffic from using that length of Whitehill, Berkhamsted from its junction with New Road south eastwards and north eastwards to its junction with Gravel Path ("the Road"), a distance of approximately 446 metres, except for access.

An alternative route will be via New Road, Station Road and Gravel Path.

The Order is needed because tree maintenance works are proposed to be executed near the Road.

If the Order is made, it shall come into force on 15 March 2021 for a period of up to 18 months. However, the restrictions specified shall only take effect at the times indicated by signs on or near the Road (papers included as a separate attachment).

2. Tree Preservation Orders

None have been received.

3. Licensing

None have been received.

TP 29/21 To Suspend Standing Orders in Order to Receive a Short Presentation from the Thakeham Group

Representatives from the Thakeham Group will deliver a brief presentation on proposals at Bulbourne Cross (slide included as a separate attachment)

TP 30/21 Update on Dacorum Borough Council's draft process for presentation of Full Householder Applications

To **note** that at a meeting of Dacorum Borough Council's Development Management Committee on the 28 January, it was advised by the Group Manager of Development Management and Planning that, following feedback, a revised formal proposal for the presentation of full householder applications to the Borough's Development Management Committee will be forthcoming. This follows a presentation given by Dacorum to Town and Parish Councils in November 2020 proposing changes to the existing constitution. The Town Council formally objected to these draft proposals in December 2020.

TP 31/21 Multi Storey Car Park Update

To receive any updates.

TP 32/21 Public Participation

To suspend Standing Orders to invite **public participation** on items on the agenda

TP 33/21 To consider, for Resolution, forms and drawings for applications relating to the Town of Berkhamsted received from Dacorum Borough Council.

| | |
|--------------|--|
| 20/03720/FHA | AMENDED/ADDITIONAL INFORMATION Works to basement, rear side infill, replacement of a conservatory and loft conversion 80 Ellesmere Road (CL) <i>Additional information from the Planning Officer included within the agenda and also as a separate attachment.</i> |
| 20/03959/FHA | AMENDED/ADDITIONAL INFORMATION Demolition of existing single storey rear extension. Construction of replacement part single storey, part two storey rear extension. Construction of flat roof dormer window to existing loft conversion 65 Charles Street (CL) <i>Additional information from the Planning Officer included within the agenda and also as a separate attachment.</i> |
| 21/00157/FHA | AMENDED/ADDITIONAL INFORMATION Part demolition and double storey rear extension 291 High Street (EP) |

| | |
|--------------|--|
| 20/03188/TPO | AMENDED/ADDITIONAL INFORMATION Works to trees Travis Perkins, Station Road (HE) |
| 20/03704/TPO | AMENDED/ADDITIONAL INFORMATION Work to tree Castle Campus, Berkhamsted School Castle Street (AS) |
| 21/00147/FHA | REVIEW OF APPLICATION Single storey front extension and internal alterations 14 Dorriens Croft (MM) <i>As requested by the Planning Officer. Details within agenda.</i> |
| 21/00364/FHA | External alterations including removal of existing hanging tiles and rendering the whole property, replacing existing flat roof at front porch with pitch roof with additional 2 velux windows, additional 2 velux windows to existing extension at rear and replacing all tiles, windows and doors. 25 Lombardy Drive (MM) |
| 21/00399/FHA | First floor extension, new front entrance projection and alterations to existing house. Ponderosa, Barncroft Road (NV) |
| 21/00415/FHA | Single storey rear extension with lantern rooflights and associated internal alterations. Amended rear terrace and steps Broadfield, 36 Castle Hill (MM) |
| 21/00484/FHA | Double & single storey side extension 9 North Road (MM) |
| 21/00485/FHA | Loft conversion with rear dormer, front rooflights and side facing windows 28 Edlyn Close (NV) |
| 21/00507/FHA | Renovation of existing detached dwelling outside the conservation area including a single storey rear extension, replacement of existing roof coverings + render, raising of existing ridge + eaves heights, construction of dormer to rear pitch, removal of existing dormer to lower front pitch, adjustment of lower front pitch and external works. (Amended Scheme, previous application 20/03372/FHA) 3 Finch Road (EP) |
| 21/00563/FHA | Proposed single storey rear extension, new linked double garage with home office over and attached garden garden and cycle store to side (amended scheme, previous application 20/03212/FHA) 23 Barncroft Road (MM) |
| 21/00564/FHA | Infill single storey rear extension with 2 rooflights. Loft conversion with addition of a dormer with 1 rooflight on the rear and 2 rooflights to the front (amended scheme, previous application 20/03433/FHA) 15 Greenway (AS) |
| 21/00590/FHA | Insertion of side lights to existing rear dormer 7 West Road (LB) |
| 21/00619/FHA | Redecoration of external painted brickwork including colour change. Removal of wall and lowering of ground where obscuring cellar windows. Provision of handrail and balustrade alongside entrance steps The Rowans, 11 Shrublands Road (LB) |
| 21/00644/FHA | Garage conversion with changes to fenestration and new roof lantern, single storey Orangery extension to rear, single storey boot room extension to side, Garden room to rear of garden 23 Castle Hill Avenue (TG) |
| 21/00671/FHA | Loft conversion with rear dormer, hip to gable, front rooflights and adjustment to side roof |

| | |
|--------------|--|
| | 5 Bridgewater Road (LB) |
| 21/00686/FHA | Rear first floor extension and part garage conversion 48 London Road (MM) |
| 21/00710/FHA | Part Two Storey, Part Single Storey Front/Side Extension. Alterations to Terrace Guarding. Addition of Roof lights and Solar Panels to Roofs. Repitching Roofs to Front and Side Elevations. (amended scheme, previous application 20/01819/FHA) 25 Station Road (BC) |
| 20/03840/FUL | Replacement Tractor Shed Kitcheners Field, Castle Hill (NG) |
| 20/04011/FUL | Change of use from class A1 to class E(b). Single storey infill extension to the rear existing yard together with a stair enclosure above the rear flat roof. Barnardo's, 5 - 7 Lower Kings Road (NG) |
| 21/00413/FUL | Internal alterations including new floor coverings, wall panelling, glazed screens and fixed seating. Externally porch, wrought iron fencing, fixed seating and timber posts with festoon lighting. The Old Mill, London Road (NG) |
| 21/00460/FUL | Replacement of collapsed retaining wall, which supports the residents car parking Bridge Court, Bridge Street (NG) |
| 21/00462/FUL | Demolition of existing dwelling and outbuildings: replacement with new chalet style 4-bedroom house and outbuilding 11A South Park Gardens (MD) |
| 21/00535/FUL | Construction of 1 no dwelling with attached annex following demolition of existing detached double garage Land Sw Rosewood, Shootersway Lane (CL) |
| 21/00694/HPA | Single storey rear extension measuring 4.7m deep with a maximum height of 3.8m and maximum eaves height of 2.45m. Swing Gate House, Swing Gate Lane (MM) |
| 21/00414/LBC | Internal alterations including new floor coverings, wall panelling, glazed screens and fixed seating. Externally a new oak framed porch, new wrought iron fencing, fixed seating and timber posts with festoon lighting The Old Mill, London Road (NG) |
| 21/00692/ROC | Variation of Condition 2 (Approved Plans) Attached to Planning Permission 20/00077/FHA (Single story side return extension with rendered finish, dark metal bifold doors, roof lights and timber decking to rear.) 28 Kings Road (MM) |
| 21/00718/ROC | Variation of Condition 6 (Windows) Attached to Planning Permission 4/01632/04/FUL (Construction of three storey dwelling with integral garage) Horizon, 36A Kitsbury Road (MD) |
| 21/00487/TCA | Works to trees Rectory Lane Cemetery, Rectory Lane (AS) |
| 21/00593/TCA | Works to Horse Chestnut Greyfold, Cross Oak Road (TG) |
| 21/00638/TCA | Felling of Elderberry Handsworth Cross Oak Road (TG) |
| 21/00645/TCA | Works to tree 11 Shrublands Avenue (TG) |
| 21/00522/TPO | Works to Copper Beech tree 5 Townsend Gate (TG) |

TP 34/21 Planning Appeals

None have been received.

TP 35/21 Planning Appeal Decisions

None have been received.

TP 36/21 Planning decisions

Schedule included within the agenda.

JH 23/02/2021

TP 33/21, 14 Dorriens Croft, 21/00147/FHA

From: Melissa Martin
Sent: 10 February 2021 14:38
To: Townclerk
Cc: Sara Whelan; Garrick Stevens
Subject: 14 Dorriens Croft, 21/00147/FHA

Good Afternoon,

This email is in relation to the application for a single storey front extension and internal alterations at 14 Dorriens Croft. I have just received your comment recommending objection due to the neighbours comment with regards to loss of natural light to the neighbouring properties hall, stairs and landing.

As the hall, stairs and landing are not classed as a habitable room, refusal on loss of light to this window alone would be hard to sustain. If the proposed development impacted natural light to a habitable room such as a bedroom or kitchen, greater weight would be given with regard to the loss of natural light.

I just wanted to provide you with this information to see if it altered or changed your comment with regards to this application? Or would you like this application to go to Committee?

Kind Regards,

Melissa Martin
Planning Officer – Development Management
Dacorum Borough Council | The Forum | Marlowes |
Hemel Hempstead | Hertfordshire | HP1 1DN
Melissa.Martin@dacorum.gov.uk
www.dacorum.gov.uk

TP 33/21, 80 Ellesmere Road, 20/03720/FHA

From: Colin Lecart

Sent: 19 February 2021 09:50

To: Deputyclerk

Subject: FW: Sun Study of the South Elevation of 80 Ellesmere Road

Hi Joanna,

With regards to the town councils comments on 20/03720/FHA – 80 Ellesmere Road, please find attached an initial sun study* constructed by the agent.

The plan shows the difference between shading from the existing situation to the proposed situation on the spring equinox at 12 midday. There would be no significant impact on the ground floor windows of the neighbouring properties.

There would be some impact on the lower ground floor (basement) window of the neighbouring property. The neighbour has informed me this serves a bedroom/home office. However, it is important to note that the plan only shows 12 midday on the spring equinox. Having regard to the orientation of the site as shown on the site plans, it is considered as the day goes on, the window would receive sunlight through early-late afternoon hours. Due to this, I consider that the window would receive adequate levels of sunlight despite the slight increase in shade cast at 12:00.

In light of the attached plan, would the town council be willing to discuss the proposal again at their next meeting?

Thank you.

Kind regards,

Colin Lecart
Lead Planning Officer
Development Management
Dacorum Borough Council

***Sun study included as a separate attachment**

TP 33/21, 65 Charles Street, 20/03959/FHA

Thank you, Joanna,

There are amended plans on the website but these relate to a reduction in the dormer window size requested by our conservation officer.

Kind regards,

Colin Lecart
Lead Planning Officer
Development Management
Dacorum Borough Council

From: Deputyclerk
Sent: 23 February 2021 10:10
To: Colin Lecart
Subject: RE: 20/03959/FHA - 65 Charles Street

Hi Colin,

Thank you for email and for the information.

I will certainly put this on the agenda and will get back to you on the 2nd.

Kind Regards,
Joanna

From: Colin Lecart
Sent: 22 February 2021 16:48
To: Deputyclerk
Subject: 20/03959/FHA - 65 Charles Street

Dear Joanna,

With regards to the town council's objection to the above planning application, please find the attached existing floor plan* for planning permission 4/00724/14/FHA at number 63 next door. The permission was for a single storey extension which was never constructed. Therefore, the existing floor plan attached to this application shows the current floor plan of number 63.

Whilst the proposed extension would move closer to the boundary with number 63, with the side window facing directly onto it, it appears the kitchen of number 63 is also served by a window to the rear. The window at the rear faces a southerly direction where it would receive the majority of the days sunlight serving the room due to this orientation. Outlook would still be provided from this window and so it is considered that the room as a whole would not feel significantly enclosed due to the proposal. Due to this, it is considered an acceptable level of amenity in terms of light and outlook for the kitchen would be maintained due to the primary window located on the rear.

The rear facing window serving number 63's kitchen can be seen on the right-hand side of the image below:



A similar scheme has also been granted at number 67.

With the above in mind, would the council be willing to re-consider this proposal at your next meeting on the 1st March?

Thank you.

Kind regards,

Colin Lecart
Lead Planning Officer
Development Management
Dacorum Borough Council

***Floor plan included as a separate attachment**

TP Agenda Item 36/21, Dacorum Planning Decisions Schedule

| Reference | Description | Date | Location | BTC Response | DBC Response | DBC Input Date | Appeal | Decision | Amended |
|--------------|---|------------|--|--------------|--------------|----------------|--------|----------|---------|
| 20/02847/FHA | Change both hip roofs to gable ends, full width rear dormer, roof lights on front slope, apply render finish to all exterior walls | 05/10/2020 | 76 Kings Road | No Objection | Granted | 16/02/2021 | | | |
| 20/03043/FHA | Demolition of existing single storey element to the rear of the existing property and construction of replacement part single storey part two storey extension. | 26/10/2020 | Cosy Cottage, 25 George Street | Objection | Refused | 22/02/2021 | | | |
| 20/03396/ADV | 1 shopfront fascia sign and 1 hanging sign | 17/11/2020 | Peter John Interiors, 250 High Street | No Objection | Granted | 22/02/2021 | | | |
| 20/03499/MFA | Demolition of 3 buildings on site (Cox's, Estates and Wilson House) and construction of part two, part three storey Sixth Form Centre for Berkhamsted School, and associated landscaping. | 08/12/2020 | Castle Campus, Berkhamsted School, Castle Street | No Objection | Granted | 16/02/2021 | | | |
| 20/03685/FHA | Construction of new porch. Garage conversion and changes to windows. Loft conversion including a new roof profile, rooflights and rear dormer. | 22/12/2020 | 14 Coram Close | No Objection | Granted | 22/02/2021 | | | |
| 20/03713/FHA | One and two storey rear extension and roof extension. New front porch and widening of driveway. | 22/12/2020 | 62 Swing Gate Lane | No Objection | Granted | 16/02/2021 | | | Yes |
| 20/03891/TPO | Works to trees | 22/12/2020 | Garden House, Cross Oak Road | No Objection | Granted | 16/02/2021 | | | |
| 20/03888/FHA | Single storey side/rear extension | 20/01/2021 | 118 Bridgewater Road | No Objection | Granted | 16/02/2021 | | | |
| 20/03999/FHA | Single storey rear extension and renovations to property | 20/01/2021 | 87 Charles Street | No Objection | Granted | 22/02/2021 | | | |
| 20/04029/FHA | Two storey side, single storey rear extension and internal alterations. | 20/01/2021 | 8 Chiltern Close | No Objection | Granted | 22/02/2021 | | | |
| 20/04009/LDP | Loft conversion, including a rear facing dormer | 20/01/2021 | Loft conversion, including a rear facing dormer | Objection | Granted | 22/02/2021 | | | |
| 21/00020/TCA | Works to Trees | 20/01/2021 | 72 Cross Oak Road | No Objection | Granted | 16/02/2021 | | | |

| Reference | Description | Date | Location | BTC Response | DBC Response | DBC Input Date | Appeal | Decision | Amended |
|--------------|---|------------|------------------|--------------|--------------|----------------|--------|----------|---------|
| 21/00250/FHA | Alterations to boundary treatment and front landscape | 10/02/2021 | 17 Gilbert Way | Objection | Withdrawn | 16/02/2021 | | | |
| 21/00163/TPO | Works to Pine Tree | 10/02/2021 | 4 Oakwood | No Objection | Granted | 16/02/2021 | | | |
| 21/00192/TPO | Removal of two Leylandii trees | 10/02/2021 | 4 Barncroft Road | No Objection | Granted | 13/02/2021 | | | |