

12 January 2021

### **SUMMONS**

Notice is hereby given that there will be a meeting of the **Town Planning Committee** on **Monday 18 January 2020 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](mailto: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 18 January 2021.**

Alternatively, if you wish to comment on an item on this agenda by email, please do so by emailing [deputyclerk@berkhamstedtowncouncil.gov.uk](mailto:deputyclerk@berkhamstedtowncouncil.gov.uk) by **midday on the 18 January 2021.** Email comments will be passed to the Town Planning Committee ahead of the meeting.

## AGENDA

**TP 01/21** To receive **Apologies for Absence**

**TP 02/21** To receive **Declarations of Interest** regarding items on the agenda.

**TP 03/21** **Minutes of the Previous Meeting** held on 21 December 2020 (previously circulated).

**TP 04/21** **Chair's Communications**

**1. Road Traffic Orders**

None have been received.

**2. Tree Preservation Orders**

None have been received.

**3. Licensing**

None have been received.

**TP 05/21** **Local Plan Working Group**

To **receive, review** and, if considered appropriate, **agree** the draft response to the Local Plan consultation (paper to follow).

**TP 06/21** **Multi Storey Car Park Update**

To receive any updates.

**TP 07/21** **Public Participation**

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

**TP 08/21** **To consider, for Resolution, forms and drawings for applications relating to the Town of Berkhamsted received from Dacorum Borough Council.**

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|--------------|---|
| 20/01429/FUL | <b>AMENDED/ADDITIONAL INFORMATION</b><br>Demolition of existing detached house, to be replaced with a new detached home,<br>Mabuhay Brownlow Road (JG)<br><br><i>Additional information from the Planning Officer is included in addendums to the agenda.</i> |
| 20/02847/FHA | <b>AMENDED/ADDITIONAL INFORMATION</b><br>Change both hip roofs to gable ends, full width rear dormer, roof lights on front slope, apply render finish to all exterior walls<br>76 Kings Road (SR)   |
| 20/02914/FHA | <b>AMENDED/ADDITIONAL INFORMATION</b><br>Loft conversion with rear dormer, conservation rooflights and associated internal alterations  |

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|              | 87 Shrublands Avenue (HE)  |
| 20/03043/FHA | <b>AMENDED/ADDITIONAL INFORMATION</b><br>Demolition of existing single storey element to the rear of the existing property and construction of replacement part single storey part two storey extension<br>Cosy Cottage, 25 George Street (SR)   |
| 20/03433/FHA | <b>AMENDED/ADDITIONAL INFORMATION</b><br>Infill single storey rear extension with 2 rooflights. Loft conversion with addition of a dormer on the rear with 3 rooflights to the front.<br>15 Greenway (AS)  |
| 20/03485/TPO | <b>AMENDED/ADDITIONAL INFORMATION</b><br>Works to Trees<br>3 Gilpins Ride (NV)<br><br><i>Additional information from the Planning Officer is included within the agenda.</i>   |
| 20/03435/FHA | Single Storey Rear Extension<br>7 Elizabeth II Avenue (NV)   |
| 20/03737/FHA | Single storey front extension<br>60 Elizabeth II Avenue (MM)   |
| 20/03879/FHA | Single storey rear extension<br>16 Lombardy Drive (TG)   |
| 20/03881/FHA | Demolition of existing single storey rear extension and first floor bathrooms in ground floor roof space. Construction of part single storey flat roof rear extension and part two storey rear extensions made up of two gable roofs. Infill extension to North East corner. Materials to rear elevation to be changed. Replacement of garage door, single window on front replaced with two windows<br>32 Castle Hill Avenue (NV) |
| 20/03888/FHA | Single storey side/rear extension<br>118 Bridgewater Road (AS)   |
| 20/03920/FHA | Demolition of existing modern conservatory and erection of single storey extension<br>5 Manor Close (MM)   |
| 20/03954/FHA | Replacement roof to rear conservatory<br>3 Brackenhill (MM)  |
| 20/03959/FHA | 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<br>65 Charles Street (CL)   |
| 20/03977/FHA | Construction of Detached Garage<br>332 High Street (SR)  |
| 20/03999/FHA | Single storey rear extension and renovations to property<br>87 Charles Street (NV)   |
| 20/04001/FHA | Demolition of Existing Carport and Garage and Erection of Single Storey Rear extension<br>High Garth, North Road (AS)  |
| 20/04025/FHA | 28 Hall Park Gate<br>Single storey and two storey front extension, single storey side and rear extensions, garage conversion and insertion of rooflights (AS)  |
| 20/04029/FHA | Two storey side, single storey rear extension and internal alterations.<br>8 Chiltern Close (EP)   |

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| 20/04044/FHA | Proposed single storey rear and side extensions with partial double storey rear extension.<br>59 Elizabeth II Avenue (AP)   |
| 20/04048/FHA | Extension to existing house to create additional accommodation above the garage<br>The Bothy, Berkhamsted Place (EP)  |
| 20/04071/FHA | Extension to existing (1910 - 1920) link corridor to rear of property to make into usable room. To extend corridor so that it is in line with existing 1927 extension.<br>Gorseside, The Common (NR)                          |
| 20/03873/FUL | Installation of black and yellow rising arm barrier<br>199 High Street (CL)   |
| 20/03940/FUL | Retention of temporary canvas tent to rear of public house, to provide covered external space for public house customers<br>The Old Mill, London Road (EP)  |
| 20/04072/LBC | Extension to existing (1910 - 1920) link corridor to rear of property to make into usable room. To extend corridor so that it is in line with existing 1927 extension.<br>Gorseside, The Common (NR)                          |
| 21/00025/FHA | Demolition of garage and replacement garage extension. Proposed loft extension, dormer and alterations to roof lights. Alterations to rear patio terrace, landscaping and internal alterations.<br>27 Castle Hill Avenue (NV) |
| 21/00035/FHA | Demolition of conservatory, alterations to roof at rear. Construction of part two storey / part single storey rear extension. Internal alterations.<br>6 Oxfield Close  |
| 20/03896/LDP | Loft conversion.<br>25 Queens Road (AS)   |
| 20/04009/LDP | Loft conversion, including a rear facing dormer<br>12 Farm Place (CL)   |
| 21/00019/LDP | Loft conversion<br>6 Ashlyns Road (AS)  |
| 20/04022/RET | Retention of marquee to provide necessary teaching/learning space<br>Berkhamsted School, Castle Street (BC)   |
| 21/00042/ROC | Variation of condition 3 attached to planning permission 4/01264/19/FHA (Proposed two storey side extension and single storey rear extension).<br>11 St Margarets Close (RF)  |
| 21/00020/TCA | Works to Trees<br>72 Cross Oak Road   |
| 20/03922/TCA | Works to trees<br>11 Chapel Street (LB)   |
| 20/04028/TCA | Prune T1 Horsechestnut<br>Claremont, Doctors Commons Road (MM)  |
| 20/04066/TPO | Work to trees<br>Woodland Opp. 6 Castle Gateway (AS)  |

## TP 09/21 Planning Appeals

Appeal notification received for: Abeegale House 13 Shrublands Road, Conversion of building to six self-contained flats, partial demolition of building at rear and construction of one dwelling (paper included as an addendum to the agenda).

## **TP 10/21 Planning Appeal Decisions**

None have been received.

## **TP 11/21 Planning decisions**

Schedule included within the agenda.

JH 12/01/2021

**TP 08/21**

Dear Mrs Harley,

I am the case officer for the application at 3 Gilpins Ride, Berkhamsted HP4 2PD under LPA ref: 20/03485/TPO.

Berkhamsted Town Council were consulted and raised an objection stating that the Committee requested a formal report on the condition of the trees which have been requested for felling.

However, the Trees and Woodlands Officer were consulted and raised no objections to the proposal noting that the proposed works will not detrimentally affect the long-term amenity value of the trees. The work specification proposed meets the current British Standard for tree work and industry best practice.

Please could you confirm whether you have taken the Tree Officers comments into consideration.

Kind Regards,

Natasha Vernal  
Planning Officer – Development Management  
Dacorum Borough Council

**TP Agenda Item 11/21, Dacorum Planning Decisions Schedule**

| Reference    | Description  | Date       | Location                        | BTC Response | DBC Response | DBC Input Date | Appeal | Decision | Amended |
|--------------|--|------------|---------------------------------|--------------|--------------|----------------|--------|----------|---------|
| 20/00946/FUL | Demolition of existing buildings and erection of new buildings to accommodate 6 dwellings  | 13/05/2020 | 58-60 High Street               | Objection    | Refused      | 04/01/2021     |        |          |         |
| 20/03181/FHA | Two storey side and single storey rear extensions and loft conversion  | 26/10/2020 | 3 St Katherines Way             | Objection    | Granted      | 04/01/2021     |        |          |         |
| 20/03212/FHA | Proposed single storey rear extension, new linked double garage with home office over and attached garden and cycle store to side  | 17/11/2020 | 23 Barncroft Road               | Objection    | Withdrawn    | 04/01/2021     |        |          |         |
| 20/03221/FHA | Rear infill extension, replacement of lean too roof with feature roof truss and duo pitched roof, installation of velux roof windows. Reduce site boundary parapet wall. Rebuild garden site boundary walls with facing brick / painted brick walls as existing. | 17/11/2020 | Milton Cottage, 287 High Street | No Objection | Granted      | 22/12/2020     |        |          |         |
| 20/03297/FHA | Loft conversion with rear dormer window, new rooflights and new front window at 1st floor level  | 17/11/2020 | 71 Shrublands Avenue            | Objection    | Granted      | 04/01/2021     |        |          |         |
| 20/03325/FHA | Single storey side and rear extension, including demolition of existing garage, and internal alterations   | 17/11/2020 | 14 Lochnell Road                | No Objection | Granted      | 04/01/2021     |        |          |         |
| 20/03352/FHA | Single Storey rear extension. Replacement roof post to front entrance. New render to replace painted brickwork finishes  | 17/11/2020 | 9 Hall Park Hill                | No Objection | Granted      | 04/01/2021     |        |          |         |
| 20/03370/FUL | Replacement of existing timber frame score board shed with timber frame shed to house mobile scoreboard  | 17/11/2020 | Pavilion, Chesham Road          | No Objection | Granted      | 04/01/2021     |        |          |         |
| 20/03425/FHA | Single storey rear extension. Partial conversion of garage.  | 08/12/2020 | April Cottage, 18 Hall Park     | No Objection | Granted      | 04/01/2021     |        |          |         |
| 20/03436/FHA | Single storey rear extension   | 08/12/2020 | 42A Cross Oak Road              | Concern      | Granted      | 11/01/2021     |        |          |         |
| 20/03442/FHA | Single storey front and side extension   | 08/12/2020 | 30 Cedar Road                   | No Objection | Granted      | 04/01/2021     |        |          |         |
| 20/03468/FHA | Loft conversion  | 08/12/2020 | 19 Station Road                 | No Objection | Granted      | 04/01/2021     |        |          |         |

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|--------------|--|------------|--------------------------------|--------------|--------------|------------|--|--|--|
| 20/03590/FHA | Creation of undercroft with first floor side extension over single storey porch extension and internal alterations.  | 08/12/2020 | 25 Hillside Gardens            | Concern      | Withdrawn    | 04/01/2021 |  |  |  |
| 20/03627/FHA | Proposed alterations to front elevation including amendment to front lean too roof & window locations. Amendments to front garden & entrance stairs including raised area with open bin store below & altered stepped front access | 08/12/2020 | 4 Mortain Drive                | No Objection | Granted      | 04/01/2021 |  |  |  |
| 20/03629/FHA | Single storey rear extension. Insertion of roof light into garage roof   | 08/12/2020 | 15 Greene Walk                 | No Objection | Granted      | 04/01/2021 |  |  |  |
| 20/03413/FUL | Conversion of building to form a single dwelling house, replacing existing shop front, new rear extension and internal alterations   | 08/12/2020 | 42 Charles Street              | No Objection | Refused      | 11/01/2021 |  |  |  |
| 20/03479/LDP | Conversion of roof space to habitable rooms  | 08/12/2020 | 49 Elizabeth II Avenue         | Noted        | Granted      | 04/01/2021 |  |  |  |
| 20/03542/LDP | Construction of Dormer to rear elevation. Window to side elevation. Rooflights to front elevation.   | 08/12/2020 | 1 Dorriens Croft               | Noted        | Withdrawn    | 11/01/2021 |  |  |  |
| 20/03472/TCA | Works to tree  | 08/12/2020 | 43 Ellesmere Road              | No Objection | No Objection | 04/01/2021 |  |  |  |
| 20/03757/TCA | Fell Cherry Tree   | 22/12/2020 | 17 Boxwell Road                | No Objection | No Objection | 11/01/2021 |  |  |  |
| 20/03842/TCA | Works to trees   | 22/12/2020 | 8 Torrington Road              | No Objection | No Objection | 11/01/2021 |  |  |  |
| 20/03646/TPO | Works to trees   | 22/12/2020 | 4 Ilex Court, Montague Road    | No Objection | Granted      | 11/01/2021 |  |  |  |
| 20/03688/TPO | Works to Beech Tree  | 22/12/2020 | Copsem House, Graemesdyke Road | No Objection | Granted      | 04/01/2021 |  |  |  |
| 20/03703/TPO | Works to trees   | 22/12/2020 | Carbury House, 23 Castle Hill  | No Objection | Granted      | 22/12/2020 |  |  |  |
| 20/03752/TPO | Works to trees   | 22/12/2020 | 121 Cross Oak Road             | No Objection | Granted      | 22/12/2020 |  |  |  |
| 20/03817/TPO | Works to Lime Tree   | 22/12/2020 | The Firs, Lane End             | No Objection | Granted      | 11/01/2021 |  |  |  |
| 20/03843/TPO | Works to trees   | 22/12/2020 | 21 St Margaret's Close         | No Objection | Granted      | 22/12/2020 |  |  |  |
| 20/03892/TPO | Works to trees   | 22/12/2020 | Berkhamsted Collegiate School  | No Objection | Granted      | 22/12/2020 |  |  |  |