

BERKHAMSTED TOWN COUNCIL

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161 High Street, Berkhamsted
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14th December 2021

SUMMONS

Notice is hereby given that there will be a meeting of the **Town Planning Committee** in the Main Hall, Civic Centre, Berkhamsted on **Monday 20th December 2021** at **7.30 pm**.

The purpose of the meeting is to transact the business set out in the agenda below and you are hereby summoned to attend.



D. McGlynn
Deputy Town Clerk (Interim)

MEMBERS:

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

SUBSTITUTES:

Councillors: R Freedman
M Hardinge

EX-OFFICIO:

Councillor S Claughton – Town Mayor

Members of the public are invited to attend all meetings of the Town Council.

WE REQUEST THAT ALL ATTENDEES WEAR A FACE MASK, SOCIALLY DISTANCE AND TAKE A LATERAL FLOW TEST (LTF) ON THE DAY OF ATTENDANCE.

Anyone wishing to attend this Town Planning meeting should contact the Deputy Town Clerk to register attendance. Email deputytownclerk@berkhamstedtowncouncil.gov.uk and provide your name, your full 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 20th December 2021**.

Alternatively, if you wish to comment on an item on this agenda by email, please do so by emailing deputytownclerk@berkhamstedtowncouncil.gov.uk by **midday on 20th December 2021**. Email comments will be passed to the Town Planning Committee ahead of the meeting and discussed during the meeting.

Berkhamsted Town Council

AGENDA

Town Planning Committee Meeting
Tuesday 20th December 2021 at 7.30 pm

TP 192/21 To receive **Apologies for Absence**

TP 193/21 To receive **Declarations of Interest** regarding items on the agenda.

TP 194/21 Minutes of the Previous Meeting held on 30th November 2021 (previously circulated).

TP 195/21 Chair's Communications

1. Road Traffic Orders

None have been received.

2. Tree Preservation Orders

None have been received.

TP 196/21 Licensing Applications

None have been received.

TP 197/21 Multi Storey Car Park Update

To receive any updates.

TP 198/21 Public Participation

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

TP 199/21 To consider, for Resolution, forms and drawings for applications relating to the Town

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| 21/02443/RET | AMENDED/ADDITIONAL INFORMATION Temporary (10 years) planning permission (retrospective) for three level 5.8 metres high timber activity frame built between two well established trees in the front garden, with associated enclosed staircases and 1.2m high railing enclosures 22 Shrublands Road (HE) |
| 21/02419/FUL | AMENDED/ADDITIONAL INFORMATION Conversion of building to seven self-contained flats. Abeegale House 13 Shrublands Road (AP) |
| 21/03906/FHA | AMENDED/ADDITIONAL INFORMATION Installation of air source heat pump in garden within one metre of boundary. 19 Westfield Road (EP) |
| 21/03794/FHA | AMENDED/ADDITIONAL INFORMATION Construction of top lit rear dormer, top lit extension to existing rear dormer, and front rooflight 5 Hamilton Road (LB) |
| 21/04432/HPA | Single storey rear extension measuring 5.6m deep with a maximum height of 3.7m and maximum eaves height of 2.7m 15 Holly Drive (NV) |

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| 21/04026/FHA | Infill front extension to garage. Garage conversion, new windows & doors and render to facades 164 Bridgewater Road (IBD) |
| 21/04463/FHA | Two-storey side and rear extensions and single storey front extension. 8 Edlyn Close (JM) |
| 21/04465/FHA | Two storey rear extension. Small single storey side extension. Solar photovoltaic panels to side roof 10 Hall Park Gate (TG) |
| 21/04477/FHA | Single Storey Side and rear extensions, new garage and alteration to front porch Midwater Bank Mill Lane (HE) |
| 21/04485/FHA | Porch extension Briars Chase Gravel Path (IBD) |
| 21/04501/FHA | Loft conversion to existing house roof with rear dormer window and rooflights. Existing rear deck raised by 150mm. Replace glazed roof, doors and window to existing ground floor extension. Internal alterations. 16 Shrublands Road (TG) |
| 21/04503/FHA | Single storey front and rear extensions with pitched roof front dormers. 5 Becketts Square (JM) |
| 21/04505/FHA | Proposed single storey rear extension with new rooflight, sliding doors, window and associated internal alterations. Garage conversion with new front window and new side access doors. 24 Castle Hill (EP) |
| 21/04532/FHA | New timber sash windows to rear extension, external insulation to existing annex and demolition and re-building existing southeast single storey flank wall connecting main dwelling to annex 103 High Street (EP) |
| 21/04533/LBC | New timber sash windows to rear extension, external insulation to existing annex and demolition and re-building existing southeast single storey flank wall connecting main dwelling to annex 103 High Street (EP) |
| 21/04559/FHA | Single storey side and rear extension, heat pump, PV solar panels, front juliet balcony and Car Port 7 Berkhamsted Hill Cottages The Common (LB) |
| 21/04567/FHA | Demolition of existing conservatory, construction of new single storey rear extension and first floor side extension. Replacement of first floor cladding with render finish. 10 Oakwood (JM) |
| 21/04568/FHA | First floor side front and rear extension 9 Coppins Close (HE) |
| 21/04619/FHA | Demolition of previous extension & removal of existing garage. New side and rear extension along with refurbishment of existing. Addition of roof space accommodation, new detached gargage with studio space over. Heatherdale George Street (LB) |

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| 21/04070/FUL | Proposed 3 bedroom new build detached dwelling. 1A Bridgewater Road (AP) |
| 21/04418/RET | Retention of raised ridge. 1 Hill View (EP) |
| 21/04496/RET | Retrospective consent for CHP enabled biomass system within existing building 4, including external flue. Haresfoot Farm (Commercial) Chesham Road (AP) |
| 21/04544/ROC | Variation of conditions 2 (approved plans) and 3 (Materials) attached to planning permission 21/00399/FHA (First floor extension, new front entrance projection and alterations to existing house.) Ponderosa Barncroft Road (NV) |
| 21/04523/TCA | Works to tree 1 George Street (IBD) |
| 21/04545/TCA | Fell Holly Tree 37 Shrublands Avenue (IBD) |
| 21/04459/TPO | Works to Willow tree 18 Lochnell Road (IBD) |
| 21/04466/TPO | Fell Horse chestnut tree and works to Sycamore tree 1 Hill Mead (IBD) |
| 21/04590/TPO | Works to trees 5 Brackenhill (IBD) |

TP 200/21 Planning Appeals

To consider the following Planning Appeals:

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| 21/01961/FHA | APPEAL (FAST TRACK) Replacement fence and gates. Moorings 13 Anglefield Road (RF) |
| 21/00701/FUL | APPEAL Detached dwellinghouse and associated parking Land At 28 Hall Park (RF) |

TP 201/21 Planning Appeal Decisions

None have been received.

TP 202/21 Planning decisions

Schedule included within the agenda.

DM 14/12/2021

TP 202/21 – Planning decisions (22/11/2021 – 12/12/2021)

| Reference | Description | Date | Location | BTC Response | DBC Response | DBC Input Date | Appeal | Decision | Amended |
|--------------|---|------------|---|--------------|--------------|----------------|--------|----------|---------|
| 21/01499/ROC | Variation of condition 2 (approved plans) attached to planning permission 20/03706/FHA - Single storey rear extension and associated internal alterations. Loft conversion with new rooflight and rear dormer. Garage conversion. Change rear | 23/06/2021 | 62 Upper Hall Park | No Objection | Granted | 22/11/2021 | | | |
| 21/02639/FUL | Construction of 2no. detached dwellings | 22/11/2021 | Land To Rear of Chertford, 126 Cross Oak Road | Objection | Refused | 06/12/2021 | | | |
| 21/03459/FHA | Partial demolition of basement level external WC and ground floor balcony; new internally accessible basement WC/utility with window and ground floor balcony; replacement of rear basement window and part of wall with bifold doors | 04/10/2021 | 23 Station Road | No objection | Granted | 26/11/2021 | | | |
| 21/03510/LDP | Extension to industrial building | 04/10/2021 | Haresfoot Farm, (Commercial) Chesham Road | Noted | Withdrawn | 23/11/2021 | | | |
| 21/03511/LDP | New hardstanding | 04/10/2021 | Haresfoot Farm, (Commercial) Chesham Road | Noted | Withdrawn | 23/11/2021 | | | |
| 21/03512/LDP | New hardstanding (Building 4) | 04/10/2021 | Haresfoot Farm, (Commercial) Chesham Road | Noted | Withdrawn | 23/11/2021 | | | |
| 21/03513/LDP | Replacement of existing flute | 04/10/2021 | Haresfoot Farm, (Commercial) Chesham Road | Noted | Withdrawn | 23/11/2021 | | | |
| 21/03835/FHA | Single storey rear extension | 25/10/2021 | 6 The Pines North Road | No Objection | granted | 02/12/2021 | | | |
| 21/03756/FHA | First Floor Front Dormer | 25/10/2021 | 37 Long View | No objection | Granted | 06/12/2021 | | | |
| 21/03775/FHA | Single storey side return extension. | 25/10/2021 | 257 High Street | No objection | Withdrawn | 26/11/2021 | | | |
| 21/03777/FHA | First storey extension above existing ground floor side extension. Addition to the front porch area. | 25/10/2021 | 1 Priory Gardens | No objection | Granted | 08/12/2021 | | | |
| 21/03790/FHA | Ground floor rear extension with one roof light, first floor rear/side wrap around extension including roof enlargement, garage conversion and internal alterations. | 25/10/2021 | 40 Durrants Lane | No objection | Granted | 24/11/2021 | | | |
| 21/03851/FHA | Single storey front two storey front and side extension with a single storey rear extension | 25/10/2021 | 61 Bridgewater Road | No objection | Granted | 02/12/2021 | | | |

| Reference | Description | Date | Location | BTC Response | DBC Response | DBC Input Date | Appeal | Decision | Amended |
|--------------|---|------------|--|--------------|--------------|----------------|--------|----------|---------|
| 21/03849/FHA | Removal of part of existing rear extension and construction of two storey side extension with basement. | 25/10/2021 | Harriotts End Farm House Chesham Road | No objection | Granted | 07/12/2021 | | | |
| 21/03850/FHA | Proposed part two storey and part single storey rear extension, new front and side windows and internal alterations | 25/10/2021 | 14 Holly Drive | No objection | Granted | 08/12/2021 | | | |
| 21/03865/FHA | First floor rear extension over existing house Single storey rear extension. New window openings to house and associated external works | 25/10/2021 | 51 Ellesmere Road | No objection | Granted | 06/12/2021 | | | |
| 21/03930/FHA | Loft conversion to include 1 x front facing roof lights, 2 x front facing dormers and 1 x rear facing dormer. | 22/11/2021 | 12 Farm Place | Objection | Withdrawn | 08/12/2021 | | | |
| 21/03839/FUL | Retrospective consent for temporary fencing. To be in place for 36 months in order to facilitate maturing of landscape features required by consent APP/A1910/C/20/3249358 | 25/10/2021 | Haresfoot Farm (Commercial) Chesham Road | Concern | Withdrawn | 24/11/2021 | | | |
| 21/03840/FUL | Retrospective consent for the installation of fencing to the existing equestrian menage. | 25/10/2021 | Haresfoot Farm (Commercial) Chesham Road | No objection | Withdrawn | 24/11/2021 | | | |
| 21/03835/FHA | Single storey rear extension | 30/11/2021 | 6 The Pines North Road | No objection | Granted | 02/12/2021 | | | |
| 21/04289/LDP | Loft conversion with rear dormer window and rooflights. Existing rear deck raised by 150mm. Replace glazed roof, doors and window to existing ground floor extension. Internal alterations. | 30/11/2021 | 16 Shrublands Road | Withdrawn | Withdrawn | 26/11/2021 | | | |
| 21/04290/LDP | Proposed rear single storey extension | 30/11/2021 | 7 Coram Close | No Objection | Granted | 10/12/2021 | | | |
| 21/04442/TPO | Work to Oak tree | 30/11/2021 | 6 Shootersway Park | No Objection | Granted | 07/12/2021 | | | |
| 21/03996/FHA | Two storey side extension including demolition of Claridge House existing garage, roof and bay window alterations to existing front elevation, and storm canopy (amended scheme) | 22/11/2021 | 2 Finch Road | No Objection | Granted | 09/12/2021 | | | |
| 21/03943/FUL | Alterations to existing shopfront, including removal of structural column. New structural supports added, new glazing, signage & decoration. | 22/11/2021 | Aitchison Raffety 154 - 158 High Street | No Objection | Granted | 09/12/2021 | | | |
| 21/03944/ADV | Brand logos & strap-lines added to shopfronts and windows | 22/11/2021 | Aitchison Raffety 154 - 158 High Street | No Objection | Granted | 09/12/2021 | | | |
| 21/03472/FHA | Front dormer | 22/11/2021 | 36 Long View | No Objection | Granted | 08/12/2021 | | | |
| 21/03987/FHA | Ground and first floor rear extension. | 22/11/2021 | 11 Hall Park Hill | No Objection | Granted | 29/11/2021 | | | |

| Reference | Description | Date | Location | BTC Response | DBC Response | DBC Input Date | Appeal | Decision | Amended |
|----------------|---|------------|--|--------------|--------------|----------------|--------|----------|------------------------|
| 21/04098/FHA | Construction of a loft conversion consisting of hip to gable roof conversion, front dormer and partial dormer and flat roof to rear over existing 1st floor extension. | 22/11/2021 | 61 Egerton Road | No Objection | Withdrawn | 10/12/2021 | | | |
| 21/03985/FUL | Internal alterations. Externally new posts with fencing and festoon lighting, new door a screen to entrance and flooring. Repair to brick archway over sluice. | 22/11/2021 | The Old Mill London Road | No Objection | Granted | 09/12/2021 | | | |
| 21/03986/LBC | Internal alterations. Externally new posts with fencing and festoon lighting, new door a screen to entrance and flooring. Repair to brick archway over sluice. | 22/11/2021 | The Old Mill London Road | No Objection | Granted | 10/12/2021 | | | |
| 21/04088/LBC | Existing door canopy removed and replaced with awning. Existing door on High Street Elevation to be brought back into use. 2No. Existing doors on North West Elevation replaced with half height glazed doors and screwed shut. Existing Menu box re-positioned. Repairs to gutters. Repairs to Ground and First Floor window joinery | 22/11/2021 | 296-298 High Street | No Objection | Granted | 08/12/2021 | | | |
| 21/04146/TCA | Fell Horsechestnut tree | 22/11/2021 | Rosebank Doctors Commons Road | No Objection | No Objection | 08/12/2021 | | | |
| 21/04051/TPO | Works to trees | 22/11/2021 | 22 Upper Hall Park | No Objection | Granted | 25/11/2021 | | | |
| 21/04186/TPO | Works to trees | 22/11/2021 | Castle Campus Berkhamsted School Castle Street | No Objection | Granted | 09/12/2021 | | | |
| 21/04187/TPO | Works to trees/fell trees | 22/11/2021 | Castle Campus Berkhamsted School Castle Street | No Objection | Granted | 09/12/2021 | | | |
| 4/02177/19/FHA | Demolition of the Rear Lean-to Utility Space, Construction of a New Porch Canopy, Replacement Windows to the Existing Building, New Rear Extension, New East Facing Bay Window Extension, New Dormer Window with Roof-Light over, New External Repairs/Chimney and Re-Roofing Works Installation of 2nr New Roof-Lights to the Existing Main Roof, and Installation of New Extract Grilles to the Facade and Roof | 07/10/2019 | 1 Anglefield Road | No Objection | | 22/11/2021 | | | Non material amendment |