



## BERKHAMSTED TOWN COUNCIL

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### MINUTES

#### TOWN PLANNING COMMITTEE MEETING

Tuesday 29<sup>th</sup> November 2022 at 7.30 pm

Council Chamber, Civic Centre, Berkhamsted

#### MEMBERS PRESENT:

**Councillors:** G. Stevens – Chair  
A. Armytage  
G. Corry  
J. Jones  
P. de Hoest

#### ALSO PRESENT:

**Officers:** J. Harley – Deputy Town Clerk (minutes)  
**Members of Public:** 1

#### TP 188/22 Apologies for Absence

Apologies were **received** and **approved** from Cllr. P Fisher and Cllr. P White.

#### TP 189/22 Declarations of Interest

- i. Cllr G Stevens declared a personal interest in application 22/03244/FHA as an objector was known to him and 22/02628/ROC as the neighbour was known to him.
- ii. No written requests for dispensations for declarable interests were received.
- iii. No requests for dispensation were granted.

**TP 190/22 To receive Minutes of the Previous Meeting held on 7<sup>th</sup> November 2022.** The Minutes of the previous meeting held on 7<sup>th</sup> November 2022 (previously circulated) were **received** and **approved** by the Committee as a correct record and, as such, could be duly signed by the Chair.

#### TP 191/22 Chair's Communications

##### 1. Road Traffic Orders

The following Road Traffic Order was **noted** by the Committee:

- i. THE HERTFORDSHIRE (TEMPORARY CLOSING OF BOURNE ROAD, BERKHAMSTED) ORDER 2022

##### 2. Tree Preservation Orders

None had been received.

##### 3. Licensing Applications

- i. No premises licences had been received:
- ii. The following Pavement Licence was **noted**:

**TP 192/22 Public Participation**

**TP 193/22 Multi Storey Car Park Update**

No updates had been received.

**TP 194/22 To consider, for Resolution, forms and drawings for planning applications relating to the Town of Berkhamsted received from Dacorum Borough Council.**

Details of all planning applications and appeals can be found on Dacorum Borough Council's website:

<https://planning.dacorum.gov.uk/publicaccess/>

<b>DBC Reference</b>	<b>Description</b>	<b>Location</b>	<b>Case Officer</b>
22/03059/FHA	<b>AMENDED/ADDITIONAL INFORMATION</b> Two storey side and rear extension  <b>No Objection</b>	65 Greenway	LMC
22/03339/FHA	<b>AMENDED/ADDITIONAL INFORMATION</b> Internal Alterations, Single Storey Rear Extension and Two Storey Side Extension, including dormer window to rear (Amended Scheme) Resubmission of granted application 22/02207/FHA  <b>Noted</b>	4 Shrublands Road	IBD
22/02628/ROC	<b>AMENDED/ADDITIONAL INFORMATION</b> Variation of condition 2 (approved plans) attached to planning permission 21/03765/FUL (Construction of detached dwelling and associated access.)  <b>Objection</b>  The Committee previously objected to the upper rear balcony on the grounds of loss of amenity to the neighbour by way of overlooking and this objection stands. The Committee also noted the loss of the hedge and boundary with adjacent neighbour at No 23, and, given the excavation to the new level, this raised concern about the need for suitable reinforcement structure to safeguard the property of the adjacent neighbour. In addition, the remainder of the application sets out proposals for a new structure, which is an overdevelopment of the site.  CS12	21A Hall Park	EP
22/03302/FUL	Replacement of the existing white painted wooden windows, with white conservation style uPVC windows. Replacement of existing white painted fascias and soffits.	Deans Lawn, Chesham Road	LB

<b>DBC Reference</b>	<b>Description</b>	<b>Location</b>	<b>Case Officer</b>
	<p>Standing Orders were suspended to enable members of the public to speak.</p> <p>A representative from the BCA Townscape Group spoke in objection to the application.</p> <p>Although the Group acknowledged the proximity of uPVC windows in other buildings, adding to the number does not enhance the conservation area or this block of flats. The longevity of uPVC is hardly more than painted wood.</p> <p>Additionally, the appearance of plastic cannot compare favourably with wood; and there is extremely good double glazing in wooden casements to be obtained, if that is required.</p> <p>Standing Orders were reinstated.</p> <p><b>Objection</b></p> <p>The Committee noted the comment from the Conservation Officer in relation to the replacement windows, and it was agreed, that to accurately assess whether the proposals would preserve the significance of the Berkhamsted Conservation Area, further information should be provided on this matter.</p>		
22/03062/FHA	<p>Replacement of old rotten coach door with modern and oak gate</p> <p>Standing Orders were suspended to enable members of the public to speak.</p> <p>A representative from the BCA Townscape Group raised a concern about the application.</p> <p>The advice from Conservation is that the colour of any replacement should be uniform. If a replacement is considered necessary, the Group favours the colour matching the woodwork of the adjacent house's fenestration, and that the door and its surround be of one colour. The colour should be agreed before any permission is issued.</p> <p>Standing Orders were reinstated.</p> <p><b>No Objection</b>, subject to agreement by the Conservation Officer on the colour of the paint to match surroundings. The Committee welcomed adoption of the double door, which is more in keeping with the area.</p>	Milton Cottage 287 High Street	JM

<b>DBC Reference</b>	<b>Description</b>	<b>Location</b>	<b>Case Officer</b>
22/03244/FHA	<p>Replacement roof / increased roof pitch to accommodate a second floor</p> <p><b>Objection</b></p> <p>The Committee was unable to judge the impact on the neighbour's solar panels in the absence of a sun chart. It objected to the potential impact on amenity of neighbour's solar panel installation and adverse effect on the street scene by virtue of its scale, mass, and bulk.</p> <p>CS12</p>	Deerhurst Lodge, Ivy House Lane	NQ
22/03292/FHA	<p>Proposed single storey rear extension and front porch</p> <p><b>No Objection</b></p>	3 Bulbourne Close	NQ
22/03296/FHA	<p>Installation of a detached timber outbuilding</p> <p>The application had already been granted on the 25 November 2022.</p>	7 Beech Drive	NQ
22/03303/FHA	<p>Single Storey Rear Extension, installation of roof lights</p> <p>Standing Orders were suspended to enable members of the public to speak.</p> <p>A representative from the BCA Townscape Group commented about the application.</p> <p>The Planning Statement is incorrect. There are no proposed elevations shown so it is impossible to envisage where the roof lights will be, which is important when the property is visible from more than one angle in a prominent site in the conservation area and subject to an A4D.</p> <p>Standing Orders were reinstated.</p> <p><b>No Objection</b></p> <p>This revised application follows a refusal on 10 February 2022. The layout is now based on proper ground levels and shows lesser impact on the adjacent neighbour.</p>	16 Cowper Road	RF
22/03325/FHA	<p>Addition of rear elevation dormers to 2 storey side extension and single storey rear extension with open sided porch</p>	25 St Margarets Close	JM

<b>DBC Reference</b>	<b>Description</b>	<b>Location</b>	<b>Case Officer</b>
	<p><b>Concern</b></p> <p>The application represents an overdevelopment of the site but it was noted that there are precedents on the street. The Committee were concerned about loss of rear access and parking on site.</p> <p>Failure to comply with SLP App 3 3.6 (iii)</p>		
22/03345/FHA	<p>Loft conversion with rooflights, gable window and ground floor bi-fold door. Addition of dormer window.</p> <p><b>Concern</b></p> <p>The Committee was disappointed about yet another alteration to the roof scape, given that development rights were removed at the original application. It also requested that the gable window be obscured glazing.</p>	26 Sheldon Way	JM
22/03387/FHA	<p>Single storey rear extension, loft conversion and 2no. new rooflights</p> <p><b>No Objection</b></p>	5 Beechcroft	LB
22/03419/FHA	<p>Two storey side extension, single storey rear extension with single storey entrance porch</p> <p><b>No Objection</b></p>	1 Egerton Road	NQ
22/02927/ADV	<p>Replacement of rotten wooden sign with powder-coated aluminium sign.</p> <p><b>No Objection</b></p>	St Peters Court House, Church Lane	HE
22/03073/LDE	<p>Existing garden room</p> <p><b>Concern</b></p> <p>There is limited information regarding drainage off the hut and hard standing.</p>	5 Hazel Road	NG
22/03350/LDP	<p>Proposed loft conversion, roof alteration, rear dormer projection and alterations</p> <p><b>Noted</b></p> <p>Dormer to be below ridge line.</p>	23 Greenway	BC
22/03358/LDP	<p>Loft Conversion consisting of Rear dormer and 5 Velux windows</p>	44 Elizabeth II Avenue	IBD

<b>DBC Reference</b>	<b>Description</b>	<b>Location</b>	<b>Case Officer</b>
	<p><b>Noted</b></p> <p>Dormer to be below ridge line.</p>		
22/03409/LDP	<p>Proposal for a garden building to be used as a home office and family garden space</p> <p><b>Noted</b></p> <p>The Committee requested that the Officer investigate whether the building insulation and drainage complies with building regulations.</p>	34 Kitsbury Road	LMC
22/03131/RET	<p>Retention of a replacement of the front bay window and the entrance door.</p> <p>Standing Orders were suspended to enable members of the public to speak.</p> <p>A representative from the BCA Townscape Group spoke in objection to the retention due to the extensive and inappropriate work to a heritage asset.</p> <p>Standing Orders were reinstated.</p> <p><b>Objection</b></p> <p>The Committee objected to the works on this property in the Conservation Area, which is directly opposite a locally listed Grade II building. It objected to the retention of the shop glazing, but welcomed the comment in the revised application which proposed to re-introduce a top line of square glazing frames to the bay window that will match the smaller front window (GW3) This will match similar properties on the opposite side of the High Street.</p> <p>CS119, CS120 (d)</p>	85-87 High Street	LB
22/03352/TCA	<p>Works to trees</p> <p><b>Refer to T&amp;W officer</b></p>	39 Kitsbury Road	LMC

#### **TP 195/22 Planning Appeals**

The below received planning appeal was **noted**:  
4 Lombardy Drive

#### **TP 196/22 Planning Inspectorate Appeal Decisions**

The below received appeal decision was **noted**:

Chertford, 126 Cross Oak Road

**TP 197/22 Dacorum Borough Council Planning decisions**

There was a short discussion regarding the recent decisions schedule that had been circulated with the agenda.

**TP 198/22 Close of meeting**

The meeting closed at 20:17 hours.

**Signed:**

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Cllr G. Stevens, Chair

**Dated:**

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**Dates of next meetings:**

Mon 19th December 2022

Mon 9th January 2023