



## BERKHAMSTED TOWN COUNCIL

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161 High Street, Berkhamsted  
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### MINUTES

#### TOWN PLANNING COMMITTEE MEETING

Monday 13<sup>th</sup> March 2023 at 7.30 pm

Council Chamber, Civic Centre, Berkhamsted

#### MEMBERS PRESENT:

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

#### ALSO PRESENT:

**Officers:** J. Harley – Deputy Town Clerk (minutes)  
**Members of Public:** 7

- TP 25/23** To receive **Apologies for Absence**  
Apologies were **received** and **approved** from Cllr P Fisher and Cllr P White who had work commitments.
- TP 26/23** **Declarations of Interest**
- i. Cllr G Stevens declared an interest in applications 23/00480/FHA, 23/00553/FHA as the architects were known to him;  
Cllr P De Hoest declared an interest in 23/00530/TCA as the applicant was known to him; and  
Cllr G Corry declared an interest in application 23/00405/FUL as an objector was known to her.
  - ii. No written requests for dispensations for declarable interests were received; and
  - iii. No requests for dispensation were granted.
- TP 27/23** To receive and approve the **Minutes of the Previous Meeting held on 13<sup>th</sup> February 2023**. The Minutes of the previous meeting held on 13<sup>th</sup> February 2023 (previously circulated) were **received** and **approved** by the Committee as a correct record and, as such, could be duly signed by the Chair.
- TP 28/23** **Chair's Communications**
1. **Road Traffic Orders**  
None had been received.
  2. **Tree Preservation Orders**  
None had been received.
  3. **Licensing Applications**  
None had been received.

#### 4. Footpath Orders

##### HERTFORDSHIRE COUNTY COUNCIL (BERKHAMSTED 61) DIVERSION ORDER 2022

The order was **noted**.

#### TP 29/23 Public Participation

See item 31/23.

#### TP 30/23 Multi Storey Car Park Update

#### TP 31/23 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/>

<i>DBC Ref</i>	<i>Proposal</i>	<i>Location</i>	<i>Case Officer</i>
23/00192/FUL	<b>AMENDED/ADDITIONAL INFORMATION</b> Extension of early years classrooms. Works include associated external remodelling to suit new layout.  <b>No Objection</b>	Berkhamsted Pre-Prep and Prep School Chesham Road	JM
23/00102/FHA	<b>AMENDED/ADDITIONAL INFORMATION</b> Demolition of existing rear extension, new side infill side extension with rooflights and oriel window seat. Relandscaping of rear garden with new levelled patio. Raising of existing roof ridge to facilitate conversion of attic to accommodate a bedroom/study. New rear dormer and front and rear rooflights.  <b>No Objection</b>  The potential impact on the side access was noted.	11 North Road	NQ
23/00014/LDP	<b>AMENDED/ADDITIONAL INFORMATION</b> Construction of side dormer  <b>Noted</b>	38 Valley Road	LMC
23/00109/FUL	Installation of one new CCTV camera.  <b>No Objection</b>	181 High Street	JM
23/00169/FUL	Construction of Treehouse next to the school sports field.  <b>No Objection</b>	Bridgewater Primary School, Bridle Way	SR
23/00256/FUL	Conversion of 2 maisonettes into single dwelling with Loft conversion & dormer extension.	3 North Road	HE

	<b>No Objection</b>		
23/00405/FUL	<p>Demolition of existing buildings and redevelopment to provide residential units (use class C3), including access, car parking and associated amenity space.</p> <p>The agents spoke for the application. They explained that the proposal was as a result of a pre-application discussion with DBC and HCC.</p> <p>The proposal adds 5 units to the existing 4 with improved landscaping and 9 parking spaces with EV charging points. The scheme seeks to promote compliance with DBC'S climate emergency declaration by promoting walking and cycling.</p> <p>The site is of modest value and is in the proximity of Conservation Area and listed buildings. building on the existing site,</p> <p>The benefits of the proposal, in the agent's opinion, avoid development in the Green Belt, by building on an existing site. Access to the development would remain as is.</p> <p>The agents view is that the architecture, which was discussed with DBC, reflects traditional gable buildings in a contemporary form.</p> <p>A resident spoke in objection to the application, with the following points raised:</p> <ul style="list-style-type: none"> <li>• The proposal would create more traffic congestion on an already narrow cul-de-sac.</li> <li>• The North elevation is three times the depth of all other buildings on the street and would alter the street scene.</li> <li>• The design of the build and materials proposed are not in keeping with the areas and it would be preferable if more sustainable materials were used, i.e. on the roof.</li> </ul> <p>Another resident objected to the application for the following reasons:</p> <ul style="list-style-type: none"> <li>• The height of the build may result in lack or privacy for residents opposite and in the flats themselves.</li> <li>• There could be loss of light due to the height of the build overshadowing the fronts of other properties.</li> </ul>	Elm Court, Elm Grove	SR

	<ul style="list-style-type: none"> <li>• The footprint of the build is further forward than the existing and removes green space.</li> <li>• The lack of parking provision will increase congestion due to additional cars parking on and accessing the street.</li> <li>• Could impact on emergency service access.</li> </ul> <p>The agents advised that it was advised by the case officer to move the building forward and that they will advise back about the residents comments on this. They also advised that they will review comments about the materials.</p> <p>Cllr Stevens advised that there was a consultation for a CPZ on the street, the results of which are pending.</p> <p><b>Objection</b></p> <p>The Committee noted that the application is based on pre-application advice and that the proposal is still in the consultation stage.</p> <p>Whilst it was agreed that the site does need redeveloping, the objectors raised valid material grounds for objection.</p> <p>It was agreed that the application should go to DMC for the following material reasons:</p> <ul style="list-style-type: none"> <li>• Scale, mass and bulk.</li> <li>• Lack and loss of parking in an already congested street, and its impact on the road and access for service vehicles.</li> <li>• Loss of green space due to the build up to the pavement.</li> </ul> <p>CS12</p>		
23/00437/FUL	<p>Retrospective planning application to regularise the existing uses of the upper floors of the building as Class C4 HMO and Class E Office, and use of the ground floor rear unit as Class E Office</p> <p><b>No Objection</b></p>	125 High Street	HE
23/00445/FUL	<p>Replacement of roofing tiles</p> <p><b>No Objection</b></p>	Taj Mahal	EP
23/00260/FHA	<p>Single storey rear extension</p> <p><b>No Objection</b></p>	259 High Street	LMC

23/00291/FHA	<p>Proposed ground floor single storey extension, loft conversion with dormers and replacement garden room.</p> <p><b>Concern</b></p> <p>No objection to the garden room, but the rear dormer should be set in from the boundary on both sides.</p>	13 Montague Road	HE
23/00292/FHA	<p>Single storey side extension</p> <p><b>No Objection</b></p>	1 Lombardy Drive	VU
23/00297/FHA	<p>Construction of a garden shed for storage of bikes and garden equipment</p> <p><b>No Objection</b></p>	2 The Cottage, Archive Mews	LB
23/00325/FHA	<p>Two storey side extension and front porch extension.</p> <p><b>No Objection</b></p>	3 Midcot Way	VU
23/00360/FHA	<p>Loft room with rear dormer and front facing conservation Velux</p> <p><b>No Objection</b>, subject to the facing materials to the rear dormer matching the roofscape, and the replica chimney to be an identical replacement. The front Velux should also be in Conservation style.</p>	24 Ravens Lane	VU
23/00383/FHA	<p>Single storey side return, addition of a first-floor rear window and addition of rear dormer and Velux windows</p> <p>The Committee noted the concerns of the neighbour in Anglefield Road.</p> <p><b>No Objection</b>, in principle, subject to C&amp;D's recommendations being included.</p>	3 Kitsbury Terrace	EP
23/00386/FHA	<p>Single storey rear extension</p> <p><b>No Objection</b></p>	5 Canal Court	LMC
23/00389/FHA	<p>Single storey front extension and internal alterations</p> <p><b>Objection</b></p> <p>The property is at the southern end of the terrace adjacent to the boundary of the Railway.</p>	70 Chiltern Park Avenue	VU

	<p>The proposal for a front extension approximately 4 metres in depth is a departure from the building line.</p> <p>CS12</p>		
23/00403/FHA	<p>Two storey rear extension and new dormer at the rear</p> <p><b>No Objection</b></p> <p>Subject to C&amp;D's recommendation.</p>	8 North Road	JM
23/00412/FHA	<p>Construction of garage (cycle store, refuse recycling area and turning space.)</p> <p><b>Objection</b></p> <p>The Committee noted the comment from the member of the public. This large double garage, with a ridge height of c 5.7m, will be visible from Bank Mill.</p> <p>By its scale, mass and bulk, it will be intrusive to this area.</p> <p>If the case officer is minded to approve, the Committee requested that there should be a condition that the garage should remain in the curtilage of Heatherdale.</p> <p>CS12</p>	Heatherdale, George Street	LB
23/00447/FHA	<p>Hip to gable loft conversion, raise apex, 3 roof lights to front pitch and an upward extension over existing rear extension</p> <p><b>No Objection</b></p> <p>The additional dormer, although at the rear, is a disappointing enlargement to the dwelling. The roof scape will be overlooked by properties on Sycamore drive and Hazel Road.</p>	38 Woodlands Avenue	HE
23/00450/FHA	<p>Internal Alterations, Two Storey Side and Rear Extension Attic Conversion including Dormer to rear</p> <p><b>Objection</b></p> <p>No objection in principle, but the width of the ground floor extension will prevent access to the rear of the property in breach of SLP 7 (iv).</p>	2 Ridgeway	JG

23/00454/FHA	Single storey front garage extension. Porch extension and extension to front dormer windows  <b>No Objection</b>	20 Bridle Way	HE
23/00475/FHA	Removal of chimney stack on the rear roof  <b>No Objection</b>	2 Kitsbury Terrace	LMC
23/00480/FHA	Alterations to existing side extension. (Amended scheme to 22/01518/FHA)  <b>No Objection</b>	324 High Street	EP
23/00486/FHA	Part two-storey, part single-storey rear extension, single storey side extension, new front porch and extension of roof over bay window  <b>No Objection</b>	19 Ridgeway	VU
23/00490/FHA	Alteration to rear elevation to enlarge rear opening to bi-folding doors  <b>No Objection</b>	16 Townsend Gate	HE
23/00522/FHA	Garage conversion  <b>No Objection</b>	29 Kings Road	LMC
23/00547/FHA	Single storey front garage extension. Single storey front, side and rear extension, and extension to front dormer window.  <b>No Objection</b>	20 Bridle Way	HE
23/00553/FHA	First floor rear extension and internal alterations.  <b>No Objection</b> , to the principle of the first floor extension. The Committee request that the Case Officer have the cladding style and colour approved by C&D.	17 Ellesmere Road	VU
23/00355/LBC	Internal alterations: removal of two walls, installation of walls and doors to create 2 bedrooms. Creation of storage cupboard in place of previous staircase and installation of doorway to cupboard  <b>No Objection</b> , the Committee noted the comment from Highways.	Gail's Bakery 189 - 191 High Street	JM
23/00438/LBC	Retrospective planning application to regularise the existing uses of the upper floors of the building as Class C4 HMO and Class E Office, and use of the ground floor rear unit as Class E Office	125 High Street	HE

	<b>No Objection</b>		
23/00342/LDE	Use of the entire building and land as bank within Class E.  The Committee referred the application to the case officer.	LLOYDS BANK 203 - 205 High Street	PD
23/00373/LDP	Siting of caravan  <b>Concern</b> , the Committee requested that there not be precedents set by the siting of a caravan, and request that the case officer consider applying a time limit.	38 Bridgewater Road	HE
23/00444/RET	Retention of construction of one additional external extract flue and associated filtration plant.  <b>No Objection</b>	376 High Street	HE
23/00531/ROC	Variation of condition 3 (approved plans) attached to Planning permission 21/01921/FHA - Double storey rear extension to create bigger habitable rooms to rear; and small double storey front extension to create amended porch entrance.  <b>No Objection</b>	9 The Hemmings	VU
23/00353/TCA	Tree works  The application had already been granted.	15 Middle Road	SR
23/00481/TCA	Works to Tree  <b>Refer to T&amp;W Officer</b>	Old School House, 12B Chapel Street	LMC
23/00530/TCA	Works to row of Leylandii  <b>Refer to T&amp;W Officer</b>	St Johns Well Court	SR
23/00540/TCA	Works to tree  <b>Refer to T&amp;W Officer</b>	3 Torrington Road	SR
23/00293/TPO	Works to tree  <b>Refer to T&amp;W Officer</b>	6 Gaveston Drive	SR
23/00350/TPO	Felling of trees  <b>Refer to T&amp;W Officer</b>  The Committee requested a replacement.	Homewood, 2 Meadway	LMC



23/00361/TPO	Tree works The application had already been granted.	5 Rosehill	SR
23/00417/TPO	Works to trees <b>Refer to T&amp;W Officer</b>	Hanburys, Shootersway	LMC
23/00535/TPO	Works to tree <b>Refer to T&amp;W Officer</b>	2 Priory Gardens	SR

**TP 32/23 Planning Appeals**

The appeal received for 147 George Street was **noted**.  
Paper included within agenda.

**TP 33/23 Planning Inspectorate Appeal Decisions**

None had been received.

**TP 34/23 Dacorum Borough Council Planning decisions**

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

**TP 35/23 Close of meeting**

The meeting closed at 20:57

**Signed:**

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Cllr G. Stevens, Chair

**Dated:**

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**Dates of next meetings:**

Monday 3<sup>rd</sup> April 2023

Monday 24<sup>th</sup> April 2023