

BERKHAMSTED TOWN COUNCIL



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2nd Floor, Civic Centre
161 High Street, Berkhamsted
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7th March 2023

SUMMONS

Notice is hereby given that there will be a meeting of the **Town Planning Committee** in the **Council Chamber, Civic Centre**, Berkhamsted on **Monday 13th March 2023** 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.

Joanna 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
A. Foster

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

Should you wish to speak about an item of the agenda at this meeting, please contact the Deputy Town Clerk on 01442 800146 or deputyclerk@berkhamstedtowncouncil.gov.uk by **midday on 13th March 2023**.

Alternatively, you may send in written comments on any agenda item by email. Please address these to the Deputy Town Clerk at: deputyclerk@berkhamstedtowncouncil.gov.uk by **midday on 13th March 2023**. Any comments received by email will be passed to the Town Planning Committee ahead of the meeting.



AGENDA

Town Planning Committee Meeting Monday 13th March 2023 at 7.30 pm Council Chamber, Civic Centre, Berkhamsted

- TP 25/23** **To receive and approve Apologies for Absence**
- TP 26/23** **Declarations of Interest**
- i. To **receive** declarations of interest from councillors on items on the agenda;
- ii. To **receive** written requests for dispensations for declarable interests; and
- iii. To **grant** any requests for dispensation as appropriate.
- TP 27/23** **To receive and approve Minutes of the Previous Meeting held on 13th February 2023** (previously circulated).
- TP 28/23** **Chair's Communications**
1. **Road Traffic Orders**
- None have been received.
2. **Tree Preservation Orders**
- None have been received.
3. **Licensing Applications**
- None have been received.
- TP 29/23** **Public Participation**
- To invite public participation on items on the agenda.
- TP 30/23** **Multi Storey Car Park**
- To receive any updates.
- TP 31/23** **To consider for resolution 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/>

DBC Ref	Proposal	Location	Case Officer
23/00192/FUL	AMENDED/ADDITIONAL INFORMATION Extension of early years classrooms. Works include associated external remodelling to suit new layout.	Berkhamsted Pre-Prep and Prep School Chesham Road	JM
23/00102/FHA	AMENDED/ADDITIONAL INFORMATION Demolition of existing rear extension, new side infill side extension with rooflights and oriel	11 North Road	NQ

	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.		
23/00014/LDP	AMENDED/ADDITIONAL INFORMATION Construction of side dormer	38 Valley Road	LMC
23/00109/FUL	Installation of one new CCTV camera.	181 High Street	JM
23/00169/FUL	Construction of Treehouse next to the school sports field.	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
23/00405/FUL	Demolition of existing buildings and redevelopment to provide residential units (use class C3), including access, car parking and associated amenity space.	Elm Court, Elm Grove	SR
23/00437/FUL	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
23/00445/FUL	Replacement of roofing tiles	Taj Mahal	EP
23/00260/FHA	Single storey rear extension	259 High Street	LMC
23/00291/FHA	Proposed ground floor single storey extension, loft conversion with dormers and replacement garden room.	13 Montague Road	HE
23/00292/FHA	Single storey side extension	1 Lombardy Drive	VU
23/00297/FHA	Construction of a garden shed for storage of bikes and garden equipment	2 The Cottage, Archive Mews	LB
23/00325/FHA	Two storey side extension and front porch extension.	3 Midcot Way	VU
23/00360/FHA	Loft room with rear dormer and front facing conservation Velux	24 Ravens Lane	VU
23/00383/FHA	Single storey side return, addition of a first-floor rear window and addition of rear dormer and Velux windows	3 Kitsbury Terrace	EP
23/00386/FHA	Single storey rear extension	5 Canal Court	LMC

23/00389/FHA	Single storey front extension and internal alterations	70 Chiltern Park Avenue	VU
23/00403/FHA	Two storey rear extension and new dormer at the rear	8 North Road	JM
23/00412/FHA	Construction of garage (cycle store, refuse recycling area and turning space.)	Heatherdale, George Street	LB
23/00447/FHA	Hip to gable loft conversion, raise apex, 3 roof lights to front pitch and an upward extension over existing rear extension	38 Woodlands Avenue	HE
23/00450/FHA	Internal Alterations, Two Storey Side and Rear Extension Attic Conversion including Dormer to rear	2 Ridgeway	JG
23/00454/FHA	Single storey front garage extension. Porch extension and extension to front dormer windows	20 Bridle Way	HE
23/00475/FHA	Removal of chimney stack on the rear roof	2 Kitsbury Terrace	LMC
23/00480/FHA	Alterations to existing side extension. (Amended scheme to 22/01518/FHA)	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	19 Ridgeway	VU
23/00490/FHA	Alteration to rear elevation to enlarge rear opening to bi-folding doors	16 Townsend Gate	HE
23/00522/FHA	Garage conversion	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.	20 Bridle Way	HE
23/00553/FHA	First floor rear extension and internal alterations.	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	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
23/00342/LDE	Use of the entire building and land as bank within Class E.	LLOYDS BANK 203 - 205 High Street	PD

23/00373/LDP	Sitting of caravan	38 Bridgewater Road	HE
23/00444/RET	Retention of construction of one additional external extract flue and associated filtration plant.	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.	9 The Hemmings	VU
23/00353/TCA	Tree works	15 Middle Road	SR
23/00481/TCA	Works to Tree	Old School House, 12B Chapel Street	LMC
23/00530/TCA	Works to row of Leylandii	St Johns Well Court	SR
23/00540/TCA	Works to tree	3 Torrington Road	SR
23/00293/TPO	Works to tree	6 Gaveston Drive	SR
23/00350/TPO	Felling of trees	Homewood, 2 Meadway	LMC
23/00361/TPO	Tree works	5 Rosehill	SR
23/00417/TPO	Works to trees	Hanburys, Shootersway	LMC
23/00535/TPO	Works to tree	2 Priory Gardens	SR

TP 32/23

Planning Appeals

To **note** appeal for 147 George Street.

Paper included within agenda.

TP 33/23

Planning Inspectorate Appeal Decisions

None have been received.

TP 34/23

Dacorum Borough Council Planning decisions

To **note** schedule included within the agenda.

TP 34/23 – Dacorum Borough Council Planning Decisions

Reference	Description	Location	Date	BTC Response	DBC Response	DBC Input Date	Appeal	Decision	Amended
22/03208/LDE	Confirmation that the residential curtilage of Headlands House is defined by the boundary of the application site in respect of which planning permission was granted for the development of the site with a dwellinghouse in 2003	Headlands House, Headlands Drive	31/10/2022	Refer to Case Officer	Granted	28/02/2023			
22/03062/FHA	Replacement of old rotten coach door with modern and oak gate	Milton Cottage 287 High Street	14/11/2022	No Objection	Granted	06/03/2023			
22/03637/FHA	Proposed demolition of existing conservatory, two storey side extension, first floor rear extension and loft conversion	74 Upper Hall Park	12/12/2022	Concern	Granted	28/02/2023			
22/03801/FHA	Loft Extension to include raising the ridge of dwelling	3 William Street	03/01/2022	No Objection	Granted	21/02/2023			
22/03773/TEL	Proposed 5G telecoms installation: H3G 15m street pole and additional equipment cabinets	Site At Billet Lane, Gossoms End	03/01/2022	Noted	Refused	21/02/2023			
22/03804/FHA	Single storey side and rear extension and conversion of garage.	23 Elizabeth II Avenue	07/02/2023	No objection	Granted	21/02/2023			
23/00013/FHA	Front porch, alterations to side fenestration and cladding to existing dormer	38 Valley Road	07/02/2023	Concern	Granted	06/03/2023			
23/00022/FHA	Outbuilding/greenhouse and alterations to front entrance	Hollydene, Shootersway	07/02/2023	Concern	Granted	28/02/2023			



Reference	Description	Location	Date	BTC Response	DBC Response	DBC Input Date	Appeal	Decision	Amended
23/00033/FHA	First Floor Side Extension	152 George Street	07/02/2023	Objection	Refused	28/02/2023			
23/00037/FHA	Replacement stormproof windows at front of property. Replacement of 2 first floor single glazed windows and 1 ground floor window. Replica window replacement, double glazed, heat efficient, stormproof	17 Chapel Street	07/02/2023	No Objection	Granted	06/03/2023			
23/00049/FHA	Ground floor rear infill extension with new rooflights and associated internal alterations. Part garage conversion to provide a new utility room and gym	78 Cross Oak Road	07/02/2023	No Objection	Granted	28/02/2023			
23/00050/FHA	Demolition of existing hipped roof over single storey annex building. Construction of flat roof with central glass lantern. Alteration to French Door styles in extension and annex	103 High Street	07/02/2023	No Objection	Granted	06/03/2023			
23/00066/FHA	Proposed single storey extension	3 Kings Road	07/02/2023	Objection	Refused	06/03/2023			
23/00103/FHA	Construction of garden room	The Old Barn Castle Hill	07/02/2023	No Objection	Granted	28/02/2023			
23/00122/FHA	Construction of new two storey rear extension and single storey front porch	4 Edlyn Close	07/02/2023	No Objection	Refused	06/03/2023			



Reference	Description	Location	Date	BTC Response	DBC Response	DBC Input Date	Appeal	Decision	Amended
23/00051/LBC	Demolition of existing hipped roof over single storey annex building. Construction of flat roof with central glass lantern. Alteration to French Door styles in extension and annex	103 High Street	07/02/2023	No Objection	Granted	06/03/2023			
23/00014/LDP	Construction of side dormer	38 Valley Road	07/02/2023	Noted	Granted	06/03/2023			
23/00148/LDP	Loft conversion consisting of rear dormer and front Velux windows	42 Elizabeth II Avenue	07/02/2023	Noted	Granted	21/02/2023			

Date: 9th February 2023
Officer: Sally Robbins
Phone: 01442 228 473
Email: sally.robbsins@dacorum.gov.uk
Reference: 22/00072/REFU



Parish/Town Council

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Herts
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www.dacorum.gov.uk
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18001 + 01442 228 000

Appeal At:	147 George Street Berkhamsted Hertfordshire HP4 2EJ
For:	Two storey rear extension
LPA Ref:	22/02563/FHA
PINS Ref:	APP/A1910/D/22/3313976

Dear Sir/Madam,

The applicant has appealed to the Secretary of State against the Council's refusal of planning permission for:-

Two storey rear extension

This appeal is being dealt by the householder fast track process and will be decided by a Planning Inspector appointed by the Secretary of State. The fast track process does not offer an opportunity for interested parties to comment at appeal stage.

If you made any comments on the original application for planning permission (unless they were marked confidential), the Council will send them to the Planning Inspectorate (PINS). Your comments will be taken into account by the Inspector unless they are subsequently withdrawn.

If you would like to see details of the Council's decision and the applicant's reasons for appealing, they are available for inspection on the Local Planning Authority's (LPA's) website (<https://planning.dacorum.gov.uk>). Search for the LPA reference number: 22/02563/FHA and click on 'Related Cases' to view the appeal documents.

Yours sincerely,

Development Management
Dacorum Borough Council

