

## Planning Applications

**Address:** 11 Lime Avenue, Blackmore End, St Albans, Hertfordshire, AL4 8LQ

**Planning reference:** 20/02492/FP

**Full Planning Permission:** Erection of one detached 4-bed dwelling following the demolition existing garage and outbuilding (revision of previously approved Planning Permission 19/01368/FP granted 28.11.2019)

Documents can be seen on <https://pa2.north-herts.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

### KPC Comments:

Observations:

1. We note that the original site is a substantial plot and able to accommodate an additional property if delivered in an appropriate manner.
2. The proposal is for an executive 4-bedroom dwelling of approximately 300m<sup>2</sup>.
3. The application is an increase in size of an earlier application 19/01368/FP.

Material Planning Considerations:

4. Drawing 503-12-C Proposed Elevations infers that the ridges heights are the same. The proposed height of the property relative to the existing house should be numerically quantified prior to determination of planning application, to avoid the construction of greater height.
5. Applicant planning application item 14. Applicant response is insufficient. Detail of proposal, particularly in how this may affect neighbouring properties, is to be provided prior to determination of planning application, as required by the planning process. The applicant should indicate provision of area for refuse and recycling storage.
6. Drawing 503-10-C Proposed Sewer Connection Plan does not show the proposed sewer connection. Please provide this information.
7. Applicant planning application item 13. Applicant to undertake survey of drainage prior to determination of planning application, as required by the planning process. Stating 'to be agreed' is not accepted.
8. KPC and NHDC have adopted a "climate emergency" policy. Please confirm what the climate impact of the development is and what avoidance of external energy and water usage has been incorporated within the application? There is currently no quantifiable statement within the application. There is no indication of an approach to these matters. No mention is made of providing electric car charging points to either residents or visitors. No mention is made of the energy source for the property.

General Comments:

9. We welcome applications that offer a high quality of design, affordability, meet government national space standards, proven defined sustainable delivery, address community defined requirements and add value to the parish.

10. How is the proposal assisting in supporting the requirements of “Kimpton Parish Housing Needs Survey March 2019”? This document clearly states the need for 24 additional affordable homes mainly of 1- and 2-bedroom size within the parish. The current applicant proposal offers no contribution to achieving this defined need to the community of Kimpton. The applicant should provide financial contribution to the parish for supporting the delivery of such size properties elsewhere within the parish.

**Address:** 14 Brownfield Way, Blackmore End, St Albans, Hertfordshire, AL4 8LL

**Planning Reference:** 20/02605/FPH

**Full Planning Permission:** Erection of glasshouse outbuilding in the rear garden

Documents can be seen on <https://pa2.north-herts.gov.uk/online-applications/applicationDetails.do?keyVal=QJN6Q8LKHZF00&activeTab=summary>

**KPC Comments:**

**Observations:**

1. We note that the original site is a substantial plot and able to accommodate a glass house if delivered in an appropriate manner.
2. The proposal is for a substantial glass house of approximately 45m<sup>2</sup>.

**Material Planning Considerations:**

**General Comments:**

3. We welcome applications that offer a high quality of design, affordability, meet government national space standards, proven defined sustainable delivery, address community defined requirements and add value to the parish.

## Planning Decisions by NHDC

**Application:** 20/01926/FP

**Proposal:** Change of Use of existing barn to form one 4-bed dwelling with car parking (revision of previously approved planning permissions 19/01295/FP and 20/00058/FP) to include new store building, revised external materials and finishes to the existing walls and roof and a bank of solar panels on roof of existing barn.

**Location:** Land North of Applethwaite, Gustard Wood, Wheathampstead, St Albans, Hertfordshire, AL4 8LA

**Decision:** Conditional permission

**Application:** 20/01973/FP

**Proposal:** Erection of one 2-bed, one 3-bed and two 4-bed detached dwellings including partial demolition of 124 High Street including access road and parking.

**Location:** 124 High Street, Kimpton, Hitchin, Hertfordshire, SG4 8QP

**Decision:** Conditional permission

**Application:** 20/02026/FPH

**Proposal:** Single storey rear extension and reposition of existing detached rear elevation shed

**Location:** 59 Lloyd Way, Kimpton, Hitchin, Hertfordshire, SG4 8QS

**Decision:** Conditional Permission

**Application:** 20/01777/LBC

**Proposal:** External alterations to West Elevation Return and North Wing Elevation together with internal alterations (as amended by drawing nos. LAWE.01 2001 Rev 3; - 2002 Rev 3; - 2005 Rev 2; - 2101 Rev 2; - 2304.8 Rev 2; - 2305 Rev 1; - 2306 Rev 2; - 5001 Rev 3; - 5002 Rev 3; - 5005 Rev 2 and - 5101 Rev 2 received on 17/11/2020).

**Location:** Lawrence End House, Lawrence End Road, Peters Green, Luton, Hertfordshire, LU2 8PF

**Decision:** Conditional permission