

Planning Applications

Response required by 25th December

Address: 10 Lime Avenue, Blackmore End, St Albans, Hertfordshire, AL4 8LQ

Planning reference: 20/02787/FPH

Full Planning Permission: Single storey side extension

Plans and associated documents can be seen on <https://pa2.north-herts.gov.uk/online-applications/applicationDetails.do?activeTab=externalDocuments&keyVal=QKGGJ9ZLK00Y00>

KPC Comments:

1. 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.
2. We note that the original site is a substantial plot and able to accommodate an extension to the house if delivered in an appropriate manner.
3. The proposal is for a modest single storey extension of approximately 10m2.

Response required by 25th December

Address: Kimpton Grange, Luton Road

Planning reference: 20/02787/FPH

Full Planning Permission: Conversion of existing barn to create six 3-bed dwellings including creation of new access and footpath link to Kimpton (as amended by plans received 13.10.2020)

Environmental Design Note (Received 02.12.2020)

Plans and associated documents can be viewed on <https://pa2.north-herts.gov.uk/online-applications/applicationDetails.do?keyVal=QGG7GTLKGRY00&activeTab=summary>

General Comments:

1. 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.

Material Planning Considerations:

2. We note that the application is for 5 dwellings of 110m2 net area and 1 dwelling of 150m2 net area. All are of 3 bedrooms. 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 proposal offers only 3 bedroom properties and on its own is of little contribution to the defined needs of 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.

3. The requirements of the Emerging Local Plan 2011-31 Section 8.20. state that “On most suburban and edge-of-settlement sites, applicants should therefore make an initial assumption of 60% larger (3+ bed) and 40% smaller (1 or 2 bed) homes to ensure an overall mix is achieved. The most appropriate solution will be considered on a site-by-site basis having regard to this, up-to-date evidence of housing need, the criteria set out above and the outcomes from applying Policy HS2.”
Based upon 6 properties we would expect 3 to be within the classification of 1 or 2 bed. The applicant should either provide the advised number of 1 and 2 bed properties or provide financial contribution to the parish for supporting the delivery of such size properties elsewhere within the parish.
4. We appreciate the applicant’s commitment to install rain water harvesting and better than minimum “U” values, however the applicant has not stated to what level such items will be provided and therefore it has no quantifiable value. Despite stating high sustainable qualities, no provision of sustainable energy sources are provided. The applicant should confirm what the climate impact of the development is and what the projected use of external energy and water usage will be?
5. We note that the applicant intends to fell 4 Ash trees. We have not seen a proposal of how the applicant intends to mitigate such a loss by alternative provision. This represents a clear significant negative impact for which no measurable mitigation or compensation has been offered. NPPF states:
'175. When determining planning applications, local planning authorities should apply the following principles:
a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused'
We can not see why compensating measures cannot be provided.
6. The application does not indicate how safe access for pedestrians to the village is provided. Please provide this information.
7. Parking. There appears to be no provision for visitors parking.
8. The approach to the dwellings appears quite sterile with only provision for car parking indicated. To be a successful community the opportunity for people to interact is important. The creation of potential seating areas particularly in areas receiving sunlight should be considered and means to avoid it becoming an uncontrolled car park. Reference is made to “access to the park” but no quantifiable is included.
9. Please confirm the evaluation to demonstrate that the additional traffic can safely enter and leave the site from the Luton Road.
10. Please confirm that the area of land allocated to the housing meets the minimum requirement of NHDC building densities.
11. Barn Conversion – Kimpton Grange Environmental Design Note 20402.R1. This is an additional document noted to be received by NHDC on the 2 Dec 2020.

- a. We note the applicant's statement that the building will perform to an air leakage rate of less than 5M³/M²/hr. This to be at a test pressure of 50Pa. We look forward to receiving the test report confirming compliance with this criterion. Non-compliance with this would prevent occupation until the performance is rectified. This should be stated as a condition of any planning approval.
- b. We note the applicant's statement that the building will have a design emission rate of less than 12.5KgCO₂/M²/Annum. We look forward to receiving proof of this assessment in due course. This should be stated as a condition of any planning approval.
- c. We believe the document contains an approach to evaluation which does not comply with the requirements of PdSAP v 9.93 dated July 2016. Appendix S of this regulation states a comparison criterion for existing dwellings. We understand that the building is not an existing dwelling but is an existing storage barn. This means that the project is a 'material change of use' and the comparison model for SAP calculations should be as required for new projects. We would therefore expect the notional U values to be used as Walls 0-18, Floor 0.13, Roof 0.13. Windows/Doors 1.4. and not those stated within the document. We believe the proposal from the applicant is close to or worse than the poorest criteria possible under current part L of the building regulations for fabric performance. The applicant has stated that the application is sustainable and of low energy consumption. Based upon the content of this report we are unable to agree with this statement.
Provided the applicant complies with the conditions within items a. and b. above we have no reason to take this particular issue further.

Response required by 31st December

Address: 8a Coopers Close

Planning reference: 20/02870/FPH

Full Planning Permission: Erection of front porch, single storey side extension and enlarge existing rear elevation former

Plans and associated documents can be viewed <https://pa2.north-herts.gov.uk/online-applications/applicationDetails.do?keyVal=QKY0YILKIH00&activeTab=summary>

General Comments:

1. 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.
2. We note that the west wall of the extension is within 1 meter of the property boundary but has an eaves height of less than 3m.
3. The proposal is for a modest extension of approximately 16m².

Response required by Friday 8th January 2021

Address: Rye End Farm, Green Lane, Codicote

Planning reference: 20/00642/FP

Proposal: Change of use of Barn and East & West Stables to ancillary residential accommodation and change of use of land from agricultural to residential. Single storey link extension between Farmhouse and East Stables and between East Stables and Barn and single storey extension to front (east side) of West Stables.

Amendments to the above planning application

Plans and associated documents can be viewed <https://pa2.north-herts.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Response 18th December 2020

General Comments:

The planning working party have reviewed the amended plans and are struggling to identify the actual revisions to the planning drawings or the date that they were made. Are you able to indicate what the revisions are?

We also have a problem in that it would appear that the design and access statement does not conform to the amended plans i.e. it states that there are glass passageways along the west barn. Is the design and access statement to be amended?

Response 8th January 2021

General Comments:

1. 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.

Material Planning Considerations:

2. Drawing. REF/DRKDRS/13 Rev E Elevation 8. The new link between the Barn and the East Stables is not of a detail appropriate to the context of the two buildings. Alternative detailing should be considered.
3. The applicant's Design and Access statement still states that glass link connections are to be provided to the West building. This document appears to be out of date and should be updated.

Response required by Friday 8th January 2021.

Address: Rye End Farm, Green Lane, Codicote

Listed Building Consent: 20/00643/LBC

Proposal: Internal and external alterations to Barn, East Stables and West Stables. Single storey link extension between Farmhouse and East Stables and between East Stables and Barn and single storey extension to front (east side) of West Stables.

Amendments to the above listed building consent

See above.

Response required by Wednesday 13th January.

Address: 1 Blackmore Manor, Beech Way, Blackmore End

Planning Reference: 20/03011/FPH

Full Permission Householder: Insertion of 1 rooflight to existing front elevation roofslope and 3 dormer windows to existing rear elevation roofslope to facilitate

conversion of loft space into habitable accommodation (as a variation of planning permission reference 20/02271/FPH granted on 25.11.2020)

Plans and associated documents can be viewed <https://pa2.north-herts.gov.uk/online-applications/applicationDetails.do?keyVal=QLJCH0LKIRI00&activeTab=summary>

General Comments:

1. 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.
2. The new second floor is over 4.5m above ground. Has a compliant means of escape or acceptable fire protection systems been provided for?
3. Sections previously submitted in the prior application have not been included within this new submission. Minimum ceiling heights will still need to be complied with.

Response required by Thursday 28th January.

Address: 12 Lawn Avenue

Planning Reference: 20/03069/FPH

Full Permission Householder: Two storey side and single storey wraparound extension following demolition of existing rear single storey outbuildings

Plans and associated documents can be viewed <https://pa2.north-herts.gov.uk/online-applications/applicationDetails.do?keyVal=QLUJOVLKIVZ00&activeTab=summary>

General Comments:

1. 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.

Response required by Thursday 28th January.

Address: 13 High Street

Planning Reference: 20/03076/FPH

Full Permission Householder: Single storey rear extension following demolition of existing rear extension

Plans and associated documents can be viewed: <https://pa2.north-herts.gov.uk/online-applications/applicationDetails.do?keyVal=QM44BZLKIYK00&activeTab=summary>

General Comments:

1. 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.

Material Planning Considerations:

2. We note the applicant proposes to construct a new wall on the boundary line with the recreation ground entrance road. A pre-construction requirement should include the provision of a method statement confirming how vehicle access to the Recreation Ground will be safely maintained during construction and the recording of the dimensional location of the existing wall to allow verification that the new wall is built to the same line.

3. The applicant's Design and Access statement, page 4, makes reference to an existing pedestrian access on to the Recreation Ground. We do not believe a formally approved access to the Recreation Ground exists and this application should not be construed as any form of acceptance to a formal right of access on to the Recreation Ground beyond that which formally exists.
4. The applicant's Design and Access statement, page 4, makes reference to one key reason to reconstruct this section of the dwelling is to improve thermal performance. Please confirm what thermal improvement is to be achieved in this significant rebuilding of the dwelling and confirm if the overall dwelling will meet current Part L of the building regulations?

Response required by Saturday 30th January.

Address: Old Barn Cottage, Luton Road

Planning Reference: 21/00007/FPH

Full Permission Householder: Single storey rear extension to existing outbuilding to facilitate conversion of outbuilding to accommodate a self-contained annexe building

Plans and associated documents can be viewed: <https://pa2.north-herts.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QMDVGGLKJ1100>

General Comments:

1. 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.

Material Planning Considerations:

2. We note the site is within the Green Belt and conservation area, however the part of the site is proposed for extension is just outside of the Kimpton Bottom Conservation area.
3. We note that the increase in building volume is approximately 40% additional to the existing building and 25% by area.
4. The proposed development is a change from a garage/workshop to an occupiable dwelling.
5. 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. The building should as a minimum comply with Part L of the building regulations for change of use.

Response required by Thursday 11th February.

Address: 2 Dacre Crescent

Planning Reference: 21/00126/FPH

Full Permission Householder: Part two storey and part single storey front, side and rear extension

Plans and associated documents can be viewed: <https://pa2.north-herts.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QN3TK9LKJB300>

General Comments:

1. 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.

Material Planning Considerations:

1. No design and access statement has been provided and there may be important aspects of the project that we have no information upon.
2. We note that the increase in building area is approximately 150% additional to the existing building. (90m² increasing to 240m².) See Photo A.
3. Park Lane is the main approach road to the Parkfield and Dacre Crescent estates, and is used by many residents. The applicants proposed new south east gable wall will be approximately 10m above the ground level of the adjacent house on Park Lane and 2m closer to the road than the existing. We are concerned that this very high, significant blank brick wall will dominate the vista when approaching. Consideration should be given to providing a hipped roof to this elevation to reduce its impact.
4. The site is on a public bus route. The applicant should provide a method statement of how construction and construction traffic will be handled to avoid the uninterrupted movement of other vehicles during construction.
5. We note that the proposed extension to the south east is to be a minimum of 1 metre from the site boundary. This dimension should not be reduced.
6. Application form Item 6. Question 1. The applicant has stated no to this question. This is clearly incorrect. There are mature trees within falling distance of the northern extension. The applicant should be requested to correct their application and provide relevant details of their proposal to enable appropriate consideration and comment. See Photo B.
7. Application form Item 6. Question 2. The applicant has stated no to this question. This is clearly incorrect. The applicant should be requested to correct their application and provide relevant details of their proposal to enable appropriate consideration and comment.
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. The building should as a minimum comply with Part L of the building regulations.
9. 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 applicant proposal removes a 3 bedroom property, to replace it with a 5 bedroom one. 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.
10. The applicant appears to retain the existing garage in its present state. Please confirm that this is the intention and that no alteration to the existing garage is intended. See Photo C.

11. The applicant indicates that car parking will be by a line of 3 vehicles, with the first parked with in the garage. This proposal will lead in practice to vehicles being parked upon Dacre Crescent. As this is a bus route such parking will cause traffic issues. The applicant should provide a widening to the current site entrance to allow two cars to be parked side by side.
12. The applicant should indicate provision of area for refuse and recycling storage.
13. Existing drainage from the site runs through the gardens of adjacent houses and collects drainage for the length of Dacre Crescent. The applicant will need to ensure that the modifications to be undertaken and the construction activities do not cause blockage to the downstream drainage.



Photo A



Photo B



Photo C

Response required by Friday 12th February.

Address: 2 Parkfield Crescent

Planning Reference: 21/00162/FPH

Full Permission Householder: Single storey front extension including relocation of steps following demolition of existing front elevation porch canopy

Plans and associated documents can be viewed: <https://pa2.north-herts.gov.uk/online-applications/applicationDetails.do?keyVal=QN6R96LKJCO00&activeTab=summary>

No comment.

Response required by Wednesday 17th February.

Address: 135 High Street

Planning Reference: 21/00186/FPH

Full Permission Householder: Single storey side extension and first storey rear Extension

Plans and associated documents can be viewed: <https://pa2.north-herts.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

General Comments:

1. 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.
2. The application comprises of a modest single storey extension to the side of the property of approximately 12m² and a first storey extension above an existing earlier ground floor extension of approximately 23m².
3. We note that the increase in building area is approximately 30% additional to the existing building. (108m² increasing to 140m².)
4. The property is currently of 3 bedrooms and remains a 3-bedroom property.
5. We note that the original site is of a reasonable size and able to accommodate an extension if delivered in an appropriate manner.

Material Planning Considerations:

6. The drawing of the proposed roof extension is incorrect. The current hip roof is substantially lower in height than the main ridge height. This is a feature of the original building. See 127 High Street for an example of how previous extensions have been detailed. Applicant to provide further detail for planning approval.

Planning Decisions by NHDC

<p>Application: 20/02271/FPH Proposal: Insertion of two dormer windows to existing rear roofslope and a rooflight to existing front roofslope to facilitate conversion of loft space into habitable accommodation Location: 1 Blackmore Manor, Beech Way, Blackmore End Decision: Conditional permission</p>
<p>Application: 20/02492/FP Proposal: 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). Location: 11 Lime Avenue, Blackmore End, Decision: Conditional permission</p>
<p>Application: 20/02605/FPH Proposal: Erection of glasshouse outbuilding in the rear garden Location: 14 Brownfield Way, Blackmore End, Decision: Conditional permission</p>
<p>Application: 20/01990/FPH Proposal: Two storey rear extension, insertion of dormer window to existing front elevation roofslope to facilitate conversion of loft space into habitable accommodation and replace existing single storey detached side elevation garage door with a window to facilitate conversion into habitable accommodation following demolition of existing rear conservatory Location: 14 Claggy Road, Kimpton Decision: Conditional permission</p>
<p>Application: 20/02787/FPH Proposal: Single storey side extension Location: 10 Lime Avenue, Blackmore End Decision: Conditional permission</p>
<p>Application: 20/02870/FPH Proposal: Erection of front porch, single storey side extension and enlarge existing rear elevation dormer Location: 8a Coopers Close Decision: Conditional permission</p>