

Planning Applications

Response required by 25th February 2021

Address: 15 Lime Avenue, Blackmore End, St Albans, Hertfordshire, AL4 8LQ

Planning reference: 21/00295/FP

Full Planning Permission: Erection of three detached 6-bed dwellings with garages and associated landscaping, following the demolition of existing dwelling and garage.

Plans and associated documents can be seen on <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.

Material Planning Considerations:

2. The site is situated in the settlement area of Blackmore End and based upon the current local plan the area is within the green belt. (see https://www.north-herts.gov.uk/sites/northherts-cms/files/saved_policies_proposal_map_18a-2.pdf) Within the NHDC Emerging Local plan 2011 to 2031 the site is proposed to be outside the boundary of the defined green belt area, however as this has not been determined the application should therefore be refused as no grounds have been submitted for building within the green belt..
3. The site area is stated within the application form as 2884m² (0.2884 of a hectare or 0.71 of an acre.)
4. We note that the proposal is for 3 no. 6 bedroom properties with a total NIA of approximately 1106m² (including garaging but excluding car ports). Based upon national house space standards this is equivalent to 13.5 no. 2 bedroom properties of 81m². The proposal should be considered an over development for the site.
5. The proposed buildings are of 3 stories in height and approximately 2 metre higher than the existing building and the adjacent building at 11 Lime Avenue. This increase in height and mass towards the green belt would be at odds with the area of Blackmore End where the height of development decays towards the boundary with the green belt.
6. NHDC Emerging Local Plan 2011-31 Policy SP9: page 52 Design and sustainability states: -
The Council considers good design to be a key aspect of sustainable development. We will:
 - a. Support new development where it is well designed and located and responds positively to its local context:

The applicant's proposal fails to respond positively to its local context and fails requirement a) above.

The proposed development consists of a near continuous 10m high wall of brick and tile for a distance of 60m adjacent and facing on to the green belt boundary and is a poorly sited proposal, failing to meet the requirements of item a) above.

7. 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.
8. NPPF Feb 2019 Clause 148 states:-
‘The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure.’
The applicant has not demonstrated how the proposal supports this requirement.
9. NPPF Feb 2019 Clause 151 states:-
To help increase the use and supply of renewable and low carbon energy and heat, plans should:
 - a) *provide a positive strategy for energy from these sources, that maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts);*
The applicant has not demonstrated how the proposal supports this requirement.
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 applicant proposal removes one 4-bedroom property, to replace it with 3 no. 6 bedroom properties. 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.
11. Emerging Local Plan 2011-31 Policy SP8 page 47 Housing states:-
‘f. Support a range of housing tenures, types and sizes measured against targets to provide:
 - ii. *a broadly even split between smaller (1- and 2-bed) and larger (3+ bed) properties; and*
 - iii. *100 plots for self-build development over the plan period;’*
The applicant has not demonstrated how the proposal supports this requirement.
12. 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 3 properties we would expect at least 1 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.
13. Refuse removal. The applicant should provide a proposed Vehicular and Refuse Plan, indicating how refuse vehicles will be able to serve the new dwellings.
14. The application does not indicate a safe access for pedestrians to the new development. This should be indicated.

15. Design and Access Statement 2.12 Scale

The applicant states that '*The proposals comprise of two storey dwellings with accommodation in the roof. The common eaves is 5.3m above ground level, with the ridge at 9.4m.*' The proposal is effectively of 3 stories with a height approximately 2 metres greater than the existing dwelling and the adjacent 11 Lime Avenue.

16. Design and Access Statement 2.14 Material Palette

The applicant states the windows will have 'cast stone surrounds' but indicates only cast stone lintels. Please confirm which is proposed?

Response required by 4th March 2021.

Address: 8 Blackmore Way, Blackmore End

Planning Reference: 21/00398/FPH

Full Permission Householder: Single storey front extension, re-clad front and rear elevations and replace existing attached garage door with a window to facilitate conversion of garage into habitable accommodation following demolition of existing rear conservatory.

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

KPC 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 proposal reduces the overall area of the property with a remodelling of the front of the building.
3. We have no objections.

Response required by 12th March 2021.

Address: Wells House, 51 High Street

Planning Reference: 21/004640PNM

Prior Approval Class M - Flexible Use: Conversion of ground floor (A2) office to residential (C3) to provide additional living accommodation to existing dwelling.

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

No objections

Planning Decisions by NHDC

Application: 20/01893/LBC

Proposal: Part single and part two storey rear extension following demolition of rear single storey lean to and detached W.C building. Insertion of roof light in North elevation, replace windows in East elevation and internal alterations (revision of previously approved Listed Building Consent 17/02501/1LB granted 15.12.2017 for part single and part two storey rear extension), (as amended by plans received 28/01/21)

Location: 9 Church Lane, Kimpton, Hitchin, Hertfordshire, SG4 8RR,

Approved Plan Nos: CCK/7E, Location plan, CCK/1, CCK/2, CCK/5E CCK/6C, CCK/8C

Decision: Grant listed building consent with conditions

Application: 20/03011/FPH

Proposal: Insertion of 1 rooflight to existing front elevation roofslope and 3 dormer windows to existing rear elevation roofslope to facilitate conversion of loftspace into habitable accommodation (as a variation of planning permission reference 20/02271/FPH granted on 25.11.2020)

Location: 1 Blackmore Manor, Beech Way, Blackmore End, St Albans, Hertfordshire, AL4 8LZ

Plan Nos: 14198-P-005 1st 14198-P-006 1st 14198-S001 14198-S002

Decision: Grant conditional permission

Application: 20/01254/FP

Proposal: Erection of one semi-detached 5-bed dwelling, one semidetached 4-bed and one detached 4-bed dwelling including garaging and home office outbuilding following demolition of existing buildings, re-location of public footpath (amended plans received 18/11/20)

Location: Bibbsworth Hall Farm, Bibbs Hall Lane

Plan Nos: 23786A-00 Rev P1 23786A-01 Rev P3 23786A-02 23786A-03 23786A-04 23786A-05 23786A-06 23786A-07 24369

23786A-12 Rev P2 23786A-10 Rev P5 23786A-11 Rev P1

23786A-13 Rev P1 23786A-14 Rev P1 23786A-15 Rev P2

23786A-16 Rev P3 23786A-17 Rev P2

Decision: Grant conditional permission

Application: 20/03069/FPH

Proposal: Two storey side and single storey wraparound extension following demolition of existing rear single storey outbuildings

Location: 12 Lawn Avenue, Kimpton, Hitchin, Hertfordshire, SG4 8QD

Plan Nos: P-00-G200-001 P-01-G200-002 P-RF-G200001 E-AL-G200-002 E-AL-G200-001 S-AL-G200-001 P-BP-G200-001 P-00-G200-101 P-01-G200-101 P-RF-G200-101 E-AL-G200-101 E-AL-G200-102 S_AL-G200-101 SK-012 SK-013

Decision: Grant conditional permission