

Planning Applications

<https://pa2.north-herts.gov.uk/online-applications>

Response required by 26th May

Application Number: 24/00932/FP

Full Planning Permission : Extensions and alterations to existing detached garage to form one 3-bed detached dwelling including parking

Address: Middle Lodge, Porters End Lane, Kimpton, Hitchin, Hertfordshire, SG4 8ER

For plans and associated documents <https://pa2.north-herts.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SCK0AXLKGZT00>

Kimpton Parish Council resolved to recommend refusal. Residents presented compelling arguments on the detrimental effect of this development proposal to those residing in the hamlet of Porters End.

Policy SP5 Countryside and Green Belt

Porters End is within the Metropolitan Green Belt and this planning application does not present exceptional circumstances required to permit development and therefore should be refused.

Policy SP6 Sustainable Transport

There are no safe and secure pedestrian or cycle routes leading to or from Porters End. The rural lanes are narrow and busy with traffic travelling at the national speed limit making them unsafe for pedestrians or cyclists.

Policy D1 Sustainable Design

Changing the use of a garage attached to an existing property to a separate 3 bedroom residential unit does not positively respect the local context. The dwellings in this hamlet are spread out and enjoy land around their properties. It is not appropriate to have high density housing at this location and will spoil the ambience of the locality. This application is an overdevelopment of the site and a departure in the tone of an isolated hamlet.

Taking away the use of a garage from the current dwelling is a loss of amenity for this established property.

Porters End is well known for suffering from flooding from groundwater with the single-track lane being under water for several weeks in periods of heavy rain. Additional housing would exacerbate the inconvenience caused to residents.

Porters End is not served by mains gas or sewerage and therefore require alternative provision, such as gas tanks and septic tanks. These will need to be properly located within the site for both the existing and proposed dwellings. Residents have experienced difficulties with soakaways giving inadequate performance.

Residential Parking Standards

As there is no on street parking available in Porters End, all standards for parking spaces for residential dwellings must be fully complied with. This also applies to

visitor spaces. There is concern that vehicles would not be able to turn around within the site.

Response required by 8th June

Application Number: 24/01040/FPH

Full Permission Householder : Single storey rear extension

Address: 10 Probyn Close, Kimpton, Hitchin, Hertfordshire, SG4 8BL

For plans and associated documents <https://pa2.north-herts.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SD9L55LKH3P00&prevPage=inTray>

No comment.

Planning Decisions by NHC

Application: 24/00605/FPH

Proposal: Enlarged and raised roof including two side dormer windows to facilitate loft conversion. Two storey front and rear extensions. Replacement roof over existing side element. Alterations to fenestration and external rendering.

Location: 2 Blackmore Way, Blackmore End, St Albans, Hertfordshire, AL4 8LJ

Plan Nos: BL/101 BL/102 BL/103 BL/104 BL/105 BL/106 BL/107
BL/108 BL/109 BL/099 BL/100 Location plan

PARTICULARS OF DECISION: GRANT PERMISSION

Application: 24/00467/S73

Proposal: Variation of condition 2 (revised plans) of planning permission 23/02549/FP granted 18.01.2024 for erection of one detached 4-bed dwelling with integral garage including parking and landscaping following demolition of existing buildings.

Location: Land To The Rear Of 61-69, High Street, Kimpton, Hertfordshire, SG4 8PU

Plan Nos: Location Plan 5942-P01A

PARTICULARS OF DECISION: GRANT PERMISSION

Application: 24/00347/FPH

Proposal: First floor and single storey side and rear extensions. Front porch canopy and covered walkway. Insertion of solar panels to front roofslope. External render and alterations to fenestration. Alterations to ground levels in rear garden to facilitate additional hard standing with new fencing

Location: 11 The Wick, High Street, Kimpton, Hitchin, Hertfordshire, SG4 8SA

Plan Nos: 001 Location Plan 002 003 004 005 SV/DH/005

PARTICULARS OF DECISION: GRANT PERMISSION

Application: 23/01186/LBC

Proposal: Removal of new build side extension to West Stables. External alterations to West Stables including changes to east elevation, reinstating west wall, infill door opening in north elevation and changes to south elevation of pyramidal building. Repositioning of 6no. roof lights. Internal alterations to West Stables to facilitate changes to ensuite/bathroom/dressing room positions including the removal of a ceiling beam, insertion of new roof trusses and construction of a new brickwork inner leaf. Retention of 2no. brick enclosures, insertion of new roof trusses and construction of a new brickwork inner leaf within East Stables (all to address matters not covered by application ref: 20/00643/LBC) (as amended by plans received on 19/01/2024 and 06/03/2024).

Location: Rye End Farm, Green Lane, Codicote, Hitchin, Hertfordshire, SG4 8SU

Approved Plan Nos: RSD-03-22 P01B, RSD-03-22 P02B, RSD-03-22 P04A RSD-03-22 P06A, RSD-03-22 P07, RSD-03-22 P03B RSD-03-22 P05B

PARTICULARS OF DECISION: GRANT LISTED BUILDING CONSENT

Application: 23/01185/FP

Proposal: Removal of new build side extension to West Stables. External alterations to West Stables including changes to east elevation, reinstating west wall, infill door opening in north elevation and changes to south elevation of pyramidal building. Repositioning of 6no. roof lights (all to address matters not covered by application ref: 20/00642/FP) (as amended by plans received on 19/01/2024 and 06/03/2024).

Location: Rye End Farm, Green Lane, Codicote, Hitchin, Hertfordshire, SG4 8SU

Plan Nos: RSD-03-22-P01B RSD-03-22-P02B RSD-03-22-P04A RSD-03-22-P06A RSD-03-22-P07 RSD-03-22-P05B RSD-03-22-P03B

PARTICULARS OF DECISION: GRANT PERMISSION

Application: 24/00727/FPH

Proposal: Open sided porch to north east elevation and insertion of two windows to first floor north elevation

Location: 1 Hope Cottages, Plummers Lane, Peters Green, Luton, Hertfordshire, LU2 9QP

Plan Nos: Location Plan Existing North Elevation Proposed North Elevation Existing and Proposed North East Elevations Existing North Elevation Proposed North Elevation Existing First Floor plan Proposed Ground Floor plan

PARTICULARS OF DECISION: GRANT PERMISSION

Application: 24/00799/FPH

Proposal: Insertion of pitched roof dormer window to front roof slope

Location: 7 Beech Way, Blackmore End, St Albans, Hertfordshire, AL4 8LY

Plan Nos: 654_01_PL-Rev A 654_03_PL-Rev A

PARTICULARS OF DECISION: GRANT PERMISSION