

Meeting: Planning and Development
Committee

Agenda Item:

Date:

IMPORTANT INFORMATION - DELEGATED DECISIONS

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The Assistant Director of Planning and Regulation has issued decisions in respect of the following applications in accordance with his delegated authority:-

1. Application No : 18/00234/FP
Date Received : 25.04.18
Location : Boots UK Ltd 54 High Street Stevenage Herts
Proposal : Erection of 6no. two bed flats with associated car parking to the rear of No.54 High Street.
Date of Decision : 24.03.20
Decision : **Planning Permission is GRANTED**

2. Application No : 19/00297/FP
Date Received : 15.05.19
Location : 11 Valley Way Stevenage Herts SG2 9AB
Proposal : Erection of 1no. three bedroom dwelling and change of use of amenity land to residential.
Date of Decision : 26.03.20
Decision : **Planning Permission is GRANTED**

3. Application No : 19/00475/FP
Date Received : 08.08.19
Location : Land To The Rear Of 4 Middle Row Stevenage Herts SG1 3AN
Proposal : Erection of two/three storey building with Use Class A1 (shop) at basement, ground and first floor level with ancillary flat/office at second floor level.
Date of Decision : 31.03.20
Decision : **Planning Permission is GRANTED**
4. Application No : 19/00711/FPH
Date Received : 05.12.19
Location : 148 Letchmore Road Stevenage Herts SG1 3PT
Proposal : Retrospective permission for engineering works to reduce ground levels to rear of dwelling by 250mm and raise ground levels to the rear of the garden by 250mm, including construction of new hardstanding and retaining walls to front and rear.
Date of Decision : 01.05.20
Decision : **Planning Permission is GRANTED**
5. Application No : 19/00714/FPH
Date Received : 06.12.19
Location : 112 Mildmay Road Stevenage Herts SG1 5SW
Proposal : Retrospective permission to erect an outbuilding in garden
Date of Decision : 22.04.20
Decision : **Planning Permission is GRANTED**
6. Application No : 19/00719/FP
Date Received : 09.12.19
Location : A6028/A1072 High Mast (Hitchin Rd) Hitchin Road Stevenage Herts
Proposal : Installation of a 20 metre high Monopole Antenna and ancillary cabinets
Date of Decision : 01.05.20
Decision : **Planning Permission is GRANTED**

7. Application No : 20/00008/FP
Date Received : 07.01.20
Location : Unit B2 Roebuck Retail Park London Road Stevenage
Proposal : Change of Use from class A1 (Retail) to class D2 (Gym)
Date of Decision : 30.03.20
Decision : **Planning Permission is GRANTED**
8. Application No : 20/00009/AD
Date Received : 07.01.20
Location : Unit B2 Roebuck Retail Park London Road Stevenage
Hertfordshire
Proposal : 1no. non-illuminated fascia sign
Date of Decision : 30.03.20
Decision : **Advertisement Consent is GRANTED**
9. Application No : 20/00020/NMA
Date Received : 09.01.20
Location : Caswell House Cavendish Road Stevenage Herts
Proposal : Non Material Amendment to vary conditions 1 (approved drawings), 2 (car parking spaces) and 8 (noise impact assessment) attached to planning permission 19/00369/FP
Date of Decision : 31.03.20
Decision : **Non Material Amendment AGREED**
10. Application No : 20/00039/TPTPO
Date Received : 17.01.20
Location : 26 Shephall Green Stevenage Herts SG2 9XS
Proposal : Lift crown and reduce height by 20% to 1no. Spruce (T1) protected by TPO 125
Date of Decision : 01.04.20
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**

11. Application No : 20/00056/RM
Date Received : 24.01.20
Location : 7 Chouler Gardens Stevenage Herts SG1 4TB
Proposal : Reserved matters application pursuant to outline application reference number 18/00704/OP for alterations to the site access
Date of Decision : 06.04.20
Decision : **Reserved Matters are APPROVED**

12. Application No : 20/00058/FP
Date Received : 24.01.20
Location : Giles Nursery And Infant School Durham Road Stevenage Herts
Proposal : Single storey extension to existing early years building
Date of Decision : 25.03.20
Decision : **Planning Permission is GRANTED**

13. Application No : 20/00062/COND
Date Received : 27.01.20
Location : Former Shephall Way Surgery 29 Shephall Way Stevenage Herts
Proposal : Discharge of condition 3 (materials); 6 (access); 7 (visibility); 15 (wheel washing) and 16 (climate change) attached to planning permission reference number 19/00197/FP
Date of Decision : 25.03.20
Decision : **The Condition(s)/Obligation(s) cannot be discharged but are deemed Acceptable**

Please note that the condition(s) cannot be discharged given that a breach of planning control has occurred in this instance. However, the Local Planning Authority would not seek any enforcement action against the breach at this time. Notwithstanding this, the Local Planning Authority still reserves the right to undertake enforcement action if a further breach of the condition(s) occurs at a later date.

14. Application No : 20/00064/FP
Date Received : 27.01.20
Location : 9 Four Acres Stevenage Herts SG1 3PL
Proposal : Change of use from three bedroom dwelling to 4 bed House of Multiple Occupation (HMO)
Date of Decision : 31.03.20
Decision : **Planning Permission is GRANTED**
15. Application No : 20/00072/FP
Date Received : 29.01.20
Location : MBDA UK Six Hills Way Stevenage Herts
Proposal : Infill of courtyard to building 200 and additional lobby to provide additional internal office space with associated landscaping works
Date of Decision : 31.03.20
Decision : **Planning Permission is GRANTED**
16. Application No : 20/00079/COND
Date Received : 03.02.20
Location : 75 Turpins Rise Stevenage Herts SG2 8QZ
Proposal : Discharge of condition 13 (secure cycle parking) attached to planning permission reference 16/00748/FP
Date of Decision : 01.05.20
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
17. Application No : 20/00082/FPH
Date Received : 04.02.20
Location : 67 Conifer Walk Stevenage Herts SG2 7QS
Proposal : Single storey rear extension
Date of Decision : 25.03.20
Decision : **Planning Permission is GRANTED**

18. Application No : 20/00083/CLPD
Date Received : 05.02.20
Location : 41 Bedwell Crescent Stevenage Herts SG1 1LU
Proposal : Certificate of Lawfulness for a single storey side extension
Date of Decision : 25.03.20
Decision : **Certificate of Lawfulness is APPROVED**
19. Application No : 20/00086/TPTPO
Date Received : 10.02.20
Location : 4 Foster Close Stevenage Herts SG1 4SA
Proposal : Reduction of crown on 1no. Oak tree (T4) by up to 1m and 1no. Oak tree (T2) by up to 2m protected by TPO 10
Date of Decision : 25.03.20
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
20. Application No : 20/00089/FP
Date Received : 13.02.20
Location : Caswell House Cavendish Road Stevenage Herts
Proposal : Variation of conditions 1 (Approved Drawings), 3 (Parking Spaces) and 9 (Noise Impact Assessment) including revised NOx emission limits, attached to planning permission reference 17/00343/FP.
Date of Decision : 31.03.20
Decision : **Planning Permission is GRANTED**
21. Application No : 20/00092/FPH
Date Received : 14.02.20
Location : 16 Shephall Way Stevenage Herts SG2 9QW
Proposal : Two storey side and rear extension including demolition of garage
Date of Decision : 30.03.20
Decision : **Planning Permission is GRANTED**

22. Application No : 20/00095/COND
Date Received : 14.02.20
Location : MBDA UK Six Hills Way Stevenage Herts
Proposal : Discharge of condition 7 (remediation scheme) attached to planning reference number 19/00660/FP
Date of Decision : 31.03.20
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
23. Application No : 20/00096/CLPD
Date Received : 15.02.20
Location : 20 Letchmore Road Stevenage Herts SG1 3JH
Proposal : Certificate of Lawfulness for a single storey rear extension
Date of Decision : 02.04.20
Decision : **Certificate of Lawfulness is APPROVED**
24. Application No : 20/00097/FPH
Date Received : 15.02.20
Location : 106 St. Margarets Stevenage Herts SG2 8RE
Proposal : Single storey side extension
Date of Decision : 09.04.20
Decision : **Planning Permission is GRANTED**
25. Application No : 20/00098/FPH
Date Received : 16.02.20
Location : 48 Wood Drive Stevenage Herts SG2 8NX
Proposal : Proposed two storey rear extension and alterations
Date of Decision : 01.04.20
Decision : **Planning Permission is GRANTED**

26. Application No : 20/00099/COND
Date Received : 17.02.20
Location : 188 Bedwell Crescent Stevenage Herts SG1 1NE
Proposal : Discharge of condition 3 (materials) attached to planning permission reference number 19/00722/FP
Date of Decision : 06.04.20
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
27. Application No : 20/00100/FPH
Date Received : 18.02.20
Location : 13 Cromwell Road Stevenage Herts SG2 9HT
Proposal : Two storey side extension, single storey rear extension and new roof over existing front porch
Date of Decision : 06.04.20
Decision : **Planning Permission is GRANTED**
28. Application No : 20/00101/FPH
Date Received : 18.02.20
Location : 6 Essex Road Stevenage Herts SG1 3EZ
Proposal : Single storey side and rear extension
Date of Decision : 06.04.20
Decision : **Planning Permission is GRANTED**
29. Application No : 20/00103/FPH
Date Received : 20.02.20
Location : 20 Dewpond Close Stevenage Herts SG1 3BL
Proposal : Single storey rear infill extension and first floor side extension with roof alterations
Date of Decision : 20.04.20
Decision : **Planning Permission is GRANTED**

30. Application No : 20/00105/TPCA
Date Received : 21.02.20
Location : 1- 5 Rooks Nest Cottages Weston Road Stevenage Herts
Proposal : Reduction of 4no. Conifer Trees by approximately 12 ft, and reduction of 1no. Hawthorne Tree by 30%.
Date of Decision : 30.04.20
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
31. Application No : 20/00106/CLPD
Date Received : 21.02.20
Location : 6 Headingly Close Stevenage Herts SG1 3RU
Proposal : Certificate of lawfulness for Single Storey Rear Extension & Loft Conversion, roof windows to front roof slope. Installation of new side window and replacement of side door to window.
Date of Decision : 08.04.20
Decision : **Certificate of Lawfulness is APPROVED**
32. Application No : 20/00107/FPH
Date Received : 21.02.20
Location : 15 Mackenzie Square Stevenage Herts SG2 9TT
Proposal : Engineering works to reduce ground levels to the front of the dwelling to create a new driveway.
Date of Decision : 28.04.20
Decision : **Planning Permission is GRANTED**
33. Application No : 20/00109/CLPD
Date Received : 24.02.20
Location : 86 Durham Road Stevenage Herts SG1 4HX
Proposal : Certificate of Lawfulness for erection of a front porch and a single storey rear extension following demolition of existing conservatory
Date of Decision : 08.04.20
Decision : **Certificate of Lawfulness is APPROVED**

34. Application No : 20/00112/FPH
Date Received : 25.02.20
Location : 27 Trafford Close Stevenage Herts SG1 3RY
Proposal : Two storey side extension and single storey rear extension
Date of Decision : 16.04.20
Decision : **Planning Permission is GRANTED**
35. Application No : 20/00113/TPTPO
Date Received : 25.02.20
Location : 73 Sparrow Drive Stevenage Herts SG2 9FB
Proposal : To remove 2 no. Ash Trees (T24 and T23) protected by TPO 38 and replanting of 2no trees in place of the two removed.
Date of Decision : 17.04.20
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
36. Application No : 20/00115/FPH
Date Received : 25.02.20
Location : 15 Greydells Road Stevenage Herts SG1 3NL
Proposal : Single storey rear extension.
Date of Decision : 08.04.20
Decision : **Planning Permission is GRANTED**
37. Application No : 20/00116/FPH
Date Received : 25.02.20
Location : 2A Bournemouth Road Stevenage Herts SG1 2PN
Proposal : Single storey rear and side extension
Date of Decision : 16.04.20
Decision : **Planning Permission is GRANTED**

38. Application No : 20/00117/NMA
Date Received : 26.02.20
Location : 7 Chouler Gardens Stevenage Herts SG1 4TB
Proposal : Non Material Amendment to change window sizes and position plus additional window to WC attached to planning permission 19/00201/RM
Date of Decision : 25.03.20
Decision : **Non Material Amendment AGREED**
39. Application No : 20/00118/FP
Date Received : 27.02.20
Location : 326 York Road Stevenage Herts SG1 4HW
Proposal : Change of use from Highway land to residential
Date of Decision : 09.04.20
Decision : **Planning Permission is GRANTED**
40. Application No : 20/00119/FPH
Date Received : 27.02.20
Location : 245 Ripon Road Stevenage Herts SG1 4LR
Proposal : Single storey rear extension to existing extension and introduction of new pitched roofs.
Date of Decision : 20.04.20
Decision : **Planning Permission is GRANTED**
41. Application No : 20/00121/FP
Date Received : 28.02.20
Location : Nando's 11 Stevenage Leisure Park Kings Way Stevenage
Proposal : Single storey side extension, replacement bin storage area and external alterations to building
Date of Decision : 16.04.20
Decision : **Planning Permission is GRANTED**

42. Application No : 20/00122/AD
Date Received : 28.02.20
Location : Nando's 11 Stevenage Leisure Park Kings Way Stevenage
Proposal : Installation of 1no. internally illuminated lettering sign and 1no. internally illuminated menu sign
Date of Decision : 16.04.20
Decision : **Advertisement Consent is GRANTED**
43. Application No : 20/00124/COND
Date Received : 28.02.20
Location : 12 North Road Stevenage Herts SG1 4AL
Proposal : Discharge of condition 25 (Climate Change) attached to planning permission reference 18/00740/FPM
Date of Decision : 23.04.20
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
44. Application No : 20/00125/FP
Date Received : 29.02.20
Location : Unit 2 Monkswood Retail Park Elder Way Stevenage Herts
Proposal : External alterations to the building including new shop frontage, removal of rooflights and 1no. door opening infilled.
Date of Decision : 21.04.20
Decision : **Planning Permission is GRANTED**
45. Application No : 20/00127/FPH
Date Received : 02.03.20
Location : 564 York Road Stevenage Herts SG1 4ES
Proposal : Part single, part two storey front extension
Date of Decision : 23.04.20
Decision : **Planning Permission is GRANTED**

46. Application No : 20/00128/FPH
Date Received : 02.03.20
Location : 1 The Close Rectory Lane Stevenage Herts
Proposal : Single storey front extension and relocation of existing garage
Date of Decision : 20.04.20
Decision : **Planning Permission is GRANTED**
47. Application No : 20/00131/HPA
Date Received : 04.03.20
Location : 14 Broxdell Stevenage Herts SG1 3TU
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 6m, for which the maximum height will be 3m and the height of the eaves will be 2.4m
Date of Decision : 06.04.20
Decision : **Prior Approval is NOT REQUIRED**
48. Application No : 20/00133/FP
Date Received : 04.03.20
Location : Former Shephall Green Infant School Shephall Green Stevenage Herts
Proposal : Construction of 2 No. 4 bedroom semi detached houses
Date of Decision : 24.04.20
Decision : **Planning Permission is GRANTED**
49. Application No : 20/00134/FPH
Date Received : 05.03.20
Location : 11 Fellowes Way Stevenage Herts SG2 8BW
Proposal : Single Storey Front Extension
Date of Decision : 22.04.20
Decision : **Planning Permission is GRANTED**

50. Application No : 20/00136/FPH
Date Received : 05.03.20
Location : 18 Sish Lane Stevenage Herts SG1 3LS
Proposal : Part two storey side extension and part single storey rear extension
Date of Decision : 23.04.20
Decision : **Planning Permission is GRANTED**
51. Application No : 20/00137/FPH
Date Received : 05.03.20
Location : 28 Walkern Road Stevenage Herts SG1 3RA
Proposal : Proposed single storey rear extension
Date of Decision : 28.04.20
Decision : **Planning Permission is GRANTED**
52. Application No : 20/00138/FPH
Date Received : 06.03.20
Location : 46 Sandown Road Stevenage Herts SG1 5SF
Proposal : Two storey side and part two storey, part single storey rear extension
Date of Decision : 23.04.20
Decision : **Planning Permission is GRANTED**
53. Application No : 20/00139/FPH
Date Received : 06.03.20
Location : 7A Lyndale Stevenage Herts SG1 1UB
Proposal : Two storey front and rear extensions
Date of Decision : 29.04.20
Decision : **Planning Permission is GRANTED**

54. Application No : 20/00140/FP
Date Received : 06.03.20
Location : Unit 1 Chilton House Wedgwood Way Stevenage Herts
Proposal : Installation of external condensing units and installation of new shop front
Date of Decision : 29.04.20
Decision : **Planning Permission is GRANTED**
55. Application No : 20/00142/FP
Date Received : 07.03.20
Location : Courtlands Chantry Lane Todds Green Stevenage
Proposal : Proposed detached dwelling to replace existing mobile home.
Date of Decision : 30.04.20
Decision : **Planning Permission is GRANTED**
56. Application No : 20/00145/CLPD
Date Received : 10.03.20
Location : 4 Hunters Close Stevenage Herts SG2 7BL
Proposal : Certificate of lawfulness to move existing boundary gates further towards the highway and erection of car port.
Date of Decision : 30.04.20
Decision : **Certificate of Lawfulness is APPROVED**
57. Application No : 20/00147/CLPD
Date Received : 11.03.20
Location : 3 Darwin Road Stevenage Herts SG2 0DE
Proposal : Certificate of lawfulness for a single storey rear extension
Date of Decision : 29.04.20
Decision : **Certificate of Lawfulness is APPROVED**

58. Application No : 20/00148/FPH
Date Received : 11.03.20
Location : 98 Letchmore Road Stevenage Herts SG1 3PT
Proposal : Single storey side extension.
Date of Decision : 29.04.20
Decision : **Planning Permission is GRANTED**
59. Application No : 20/00149/FPH
Date Received : 11.03.20
Location : 20 Essex Road Stevenage Herts SG1 3EX
Proposal : Single storey rear extension and side infill extension including garage conversion
Date of Decision : 01.05.20
Decision : **Planning Permission is GRANTED**
60. Application No : 20/00150/TPCA
Date Received : 12.03.20
Location : 7 Chestnut Walk Stevenage Herts SG1 4DD
Proposal : Removal of 6no. conifer trees, reduction by 30% on 1no. Ash tree and felling of 1no. Ash tree.
Date of Decision : 16.04.20
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**

61. Application No : 20/00151/TPTPO
Date Received : 12.03.20
Location : 7 Chestnut Walk Stevenage Herts SG1 4DD
Proposal : Reduction by 30% on 1no. English Oak tree (T4), 1no. Red Horse Chestnut tree (T5) and 1no. Common Lime tree (T6) protected by TPO 85.
Date of Decision : 16.04.20
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
62. Application No : 20/00156/FPH
Date Received : 13.03.20
Location : 168 Fairview Road Stevenage Herts SG1 2NE
Proposal : Demolition of existing garage and rear extension and erection of new rear extension and front extension.
Date of Decision : 01.05.20
Decision : **Planning Permission is GRANTED**
63. Application No : 20/00160/TPCA
Date Received : 16.03.20
Location : 3 Nicholas Place Rectory Lane Stevenage Herts
Proposal : Removal of 2no. Fig trees
Date of Decision : 23.04.20
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**

64. Application No : 20/00165/FP
Date Received : 17.03.20
Location : The Gatehouse Rectory Lane Stevenage Herts
Proposal : Erection of 1no. two bedroom bungalow
Date of Decision : 06.05.20
Decision : **Planning Permission is REFUSED**

For the following reason(s);

1. The proposed dwellinghouse by virtue of its siting, design and projection forward of the properties in Woodfield Road, does not reflect the scale, form or pattern of development within the Conservation Area and it would also further erode the open character of this part of the Conservation Area. If approved the proposed dwellinghouse would substantively harm the significance of the St Nicholas and Rectory Lane Conservation Area. The proposal is therefore contrary to Policies SP8, SP13, HO5, GD1 and NH10 of the Stevenage Borough Local Plan 2011 to 2031 (adopted 2019), the St Nicholas and Rectory Lane Conservation Area Management Plan SPD (2012), the NPPF (2019) and PPG (2014).
2. The proposed dwelling/house, due to its siting and proximity to The Gatehouse would be harmful to the outlook of the occupiers of this property. Therefore, the proposed development is contrary to Policies SP8, GD1 and HO5 of the Stevenage Borough Local Plan 2011 - 2031 adopted 2019, Chapter 5 of the Council's Design Guide SPD (2009), the NPPF (2019) and PPG (2014).

65. Application No : 20/00179/AD
Date Received : 30.03.20
Location : 85 Queensway Town Centre Stevenage Herts
Proposal : 2 x Internally illuminated fascia sign, 1 x internally illuminated projecting sign, 6 x vinyl window graphics
Date of Decision : 06.05.20
Decision : **Advertisement Consent is GRANTED**

BACKGROUND PAPERS

1. The application files, forms, plans and supporting documents having the reference number relating to these items.
2. Stevenage Borough Local Plan 2011-2031 adopted May 2019.
3. Stevenage Borough Council Supplementary Planning Documents – Parking Provision adopted January 2012 and the Stevenage Design Guide adopted October 2009.
4. Responses to consultations with statutory undertakers and other interested parties.
5. Central Government advice contained in the National Planning Policy Framework February 2019 and National Planning Practice Guidance 2014 (as amended).
6. Letters received containing representations.