



PLANNING AND DEVELOPMENT COMMITTEE

Date: Thursday, 5 June 2025

Time: 6.30pm,

Location: Council Chamber

Contact: Gemma O'Donnell

committees@stevenage.gov.uk

Members: Councillors: C Parris (Chair), C Veres (Vice-Chair), J Ashley-Wren, S Booth, R Boyle, K Choudhury, F Chowdhury, P Clark, C DeFreitas, A Elekolusi, L Guy, E Plater, A Wells and N Williams

AGENDA

PART 1

1. APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

2. MINUTES - 19 FEBRUARY 2025

To approve as a correct record the Minutes of the previous meeting held on 19 February 2025.

3 – 32

3. 25/00056/FP - 107 RALEIGH CRESCENT

To consider the change of use of existing 3-bedroom dwelling to 2no. 1-bedroom flats following erection of a two-storey rear extension, internal alterations and associated car parking.

33 – 54

4. 25/00277/FP - BUS INTERCHANGE SCULPTURE

To consider the installation of public art outside main entrance to Bus Interchange.

55 – 66

5. 24/00544/FP - 11-19 TOWN SQUARE

To consider alterations and refurbishments to include a new roof, replacement windows and fascia boards and air conditioning units.

67 – 78

6. INFORMATION REPORT - DELEGATED DECISIONS

To note a report on decisions taken by the Assistant Director Planning and Regulatory in accordance with his delegated authority.
79 – 132

7. INFORMATION REPORT - APPEALS/CALLED IN APPLICATIONS

To note a report on decisions taken by the Assistant Director Planning and Regulatory in accordance with his delegated authority.
133 – 136

8. URGENT PART I BUSINESS

To consider any Part I Business accepted by the Chair as urgent.

9. EXCLUSION OF THE PRESS AND PUBLIC

To consider the following motions that:

1. Under Section 100(A) of the Local Government Act 1972, the press and public be excluded from the meeting for the following item of business on the grounds that it involved the likely disclosure of exempt information as described in paragraphs 1-7 of Part 1 of Schedule 12A of the Act as amended by Local Government (Access to information) (Variation) Order 2006.
2. That Members consider the reasons for the following reports (if any) being in Part II and determine whether or not maintaining the exemption from disclosure of the information contained therein outweighs the public interest in disclosure.

10. HMO COMMITTEE REPORT Q4 UPDATE

To consider the Planning Review on the legal status of Houses of Multiple Occupation (HMO) in Stevenage.

11. URGENT PART II BUSINESS

To consider any Part II Business accepted by the Chair as urgent.

Public Document Pack Agenda Item 2

STEVENAGE BOROUGH COUNCIL

PLANNING AND DEVELOPMENT COMMITTEE MINUTES

Date: Wednesday, 19 February 2025

Time: 6.30pm

Place: Council Chamber

Present: Councillors: Claire Parris (Chair), Nazmin Chowdhury (Vice-Chair), Julie Ashley-Wren, Stephen Booth, Rob Broom, Kamal Choudhury, Forhad Chowdhury, Lynda Guy and Carolina Veres

Start / End Time: Start Time: 6.30pm
End Time: 7.40pm

1 APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

Apologies for absence were received from Councillor Peter Clark, Akin Elekolusi, Coleen De Freitas, Ellie Plater CC and Anne Wells.

Councillor Julie Ashley-Wren declared an interest in Items 3-5, as she had served as Chair of Governors at Barnwell eight years ago but had not been involved in any discussions.

2 MINUTES - 7 JANUARY 2025

It was **RESOLVED** that the Minutes of the meeting of the Planning and Development Committee held on 7 January 2025 be approved as a correct record and signed by the Chair.

3 24/00701/FPM - BARNWELL MIDDLE SCHOOL

At this juncture, the Committee received a presentation from the Senior Planning Officer regarding three planning applications submitted for Barnwell School. Hertfordshire County Council had requested an increase of 270 students in the school's published admission numbers (PAN) for the upcoming academic year. To accommodate this, additional classroom facilities were required, and three potential site options within the school premises had been proposed.

It was noted that Barnwell School had submitted three separate applications with the intention of selecting the final site should all three planning permissions be granted. Each application proposed the same building but in different locations. Were all three applications approved, the school's capacity could have increased by 810 students. To prevent this, a condition was placed on each application, requiring a new submission for reassessment if the increase exceeded the permitted 270 students. The Committee reviewed the application for Site A, which proposed a single storey building with a maximum height of 3.1 metres, including two classrooms and an

office space. This site, located on an area of hard standing adjacent to the cycle storage, would not impact existing parking spaces. As part of the biodiversity net gain plan, a new mini orchard and hedgerow would be planted to replace two trees lost in the development.

Environmental health requested a condition related to air conditioning units to prevent noise disturbances to nearby properties.

A question was raised regarding the cost of the three applications. Officers responded that each application fee was set at £867, which did not cover the Council's processing costs. It was noted that planning application fees were set by central government and often resulted in financial losses for local authorities.

Further clarification was provided regarding the admission limit, confirming that Hertfordshire County Council was responsible for ensuring the school's intake did not exceed the approved 270 additional spaces.

A recorded vote* was taken on the application and it was **RESOLVED** that planning permission be GRANTED subject to the following conditions and informatives:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
BMS-MB 01; BMS-MB 02;
- 2 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 3 The materials to be used in the construction of the external surfaces of the proposed development hereby permitted shall as per the submitted plans and associated documents to the satisfaction of the Local Planning Authority.
- 4 If the implementation of this planning permission would result in the Published Admissions Number (PAN) exceeding 270 students then a further planning application shall be submitted to the Local Planning Authority to assess any potential impacts.
- 5 No demolition or construction work, including site clearance and demolition, that is audible at the site boundary, relating to this permission shall be carried out on any Sunday, Public or Bank Holiday nor at any other time, except between the hours of 07:30 and 18:00 on Mondays to Fridays and between the hours of 08:00 and 13:00 on Saturdays. These restrictions also apply to deliveries arriving at, and leaving, the site.

- 6 Any installation of air-conditioning units, air-handling units or any plant and machinery, shall be subject to the following:
For areas above WHO Guideline levels, where the existing external ambient noise level exceeds WHO Guideline levels of either LAeq, 16hrs 55dB daytime (07.00-23.00 hrs) or LAeq, 8hrs 45dB night-time (23.00-07.00hrs).
- (1) Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 10 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved in writing by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.
- (2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved in writing by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.
- 7 No additional external lighting shall be installed on site unless details of such lighting, including the intensity of illumination and predicted light contours, have first been submitted to, and approved in writing the Local Planning Authority prior to operation. Any external lighting shall accord with the details so approved.
- 8 The Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Net Gain Assessment dated 17 September 2024 and prepared by ELMAW Consulting.
- 9 The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:

- (a) a non-technical summary;
- (b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- (d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority

has been submitted to, and approved in writing by, the local planning authority. The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

- 10 Notice in writing shall be given to the Council when the:
- (a) HMMP has been implemented; and
 - (b) Habitat creation and enhancement works as set out in the HMMP have been completed.

INFORMATIVE

1 Public Information on Planning Applications

Warning: all information provided on your planning application is now publicly available. Individuals and organisations offering their services may contact you. The Council does not endorse or approve any builders, surveyors, trades persons or other supplier, and advises householders to obtain quotes/references, and check the legitimacy of any contractor who contacts them before making payment.

2 Community Infrastructure Levy

Stevenage Borough Council adopted a Community Infrastructure Levy (CIL) Charging Schedule at Full Council on 27 January 2020 and started implementing CIL on 01 April 2020.

This application may be liable for CIL payments and you are advised to contact the CIL Team for clarification with regard to this. If your development is CIL liable, even if you are granted an exemption from the levy, please be advised that it is a requirement under Regulation 67 of The Community Infrastructure Levy Regulations 2010 (as amended) that CIL Form 6 (Commencement Notice) must be completed, returned and acknowledged by

Stevenage Borough Council before building works start. Failure to do so will mean you risk losing the right to payment by instalments and a surcharge will be imposed. NB, please note that a Commencement Notice is not required for residential extensions if relief has been granted.

Stevenage's adopted CIL Charging Schedule and further details of CIL can be found on the Council's webpages at www.stevenage.gov.uk/CIL or by contacting the Council's CIL Team at CIL@Stevenage.gov.uk.

3 **Building Regulations**

To obtain advice regarding current Building Regulations please contact Hertfordshire Building Control Ltd. by emailing us at building.control@hertfordshirebc.co.uk or phoning us on 01438 879990.

To make a building regulations application please apply through our website portal at <https://www.hertfordshirebc.co.uk/contact-us/> payment can be made online or by phoning the above number after the application has been uploaded. Please phone Hertfordshire Building Control for fees guidance on 01438 879990.

Hertfordshire Building Control can also be contacted by post at Hertfordshire Building Control Ltd, Campus East, Welwyn Garden City, Hertfordshire, AL8 6AE.

Once a building regulations application has been deposited with relevant drawings and fee building work may commence. You will be advised in their acknowledgement letter of the work stages we need to inspect but in most instances these are usually:

- Excavation for foundations
- Damp proof course
- Concrete oversite
- Insulation
- Drains (when laid or tested)
- Floor and Roof construction
- Work relating to fire safety
- Work affecting access and facilities for disabled people
- Completion

Please phone Hertfordshire Building Control on 01438 879990 before 10.00am to ensure a same day inspection (Mon - Fri).

4 **Party Wall etc. Act 1996**

Any work that affects a party wall, including foundations dug within 3.0m of a neighbouring building, may be controllable under the Act and may require approval from the adjoining owner(s). Party Wall Act matters are always civil matters and it is neither Stevenage Borough Council's nor Hertfordshire

Building Control Ltd's remit to control or enforce Party Wall act matters.
Please refer to the Government's explanatory booklet The Party Wall etc. Act 1996, a copy of which is available online at <https://www.gov.uk/government/publications/the-party-wall-etc-act-1996-revised-explanatory-booklet>

5 Biodiversity Net Gain

Applications where Biodiversity Net Gain is not required as development is considered De Minimis

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Stevenage Borough Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not apply.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the following statutory exemption or transitional arrangement is considered to apply.

- 1. Development below the de minimis threshold, meaning development which:
 - a) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
 - b) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

Where the local planning authority considers that the permission falls within paragraph 19 of Schedule 7A to the Town and Country Planning Act 1990, the permission which has been granted has the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun, and, if subject to phased development, before each phase of development may be begun.

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans. The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat. The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

More information can be found in the Planning Practice Guidance online at <https://www.gov.uk/guidance/biodiversity-net-gain>.

*** Recorded Vote**

For – Councillors Julie Ashley-Wren, Stephen Booth, Rob Broom, Kamal Choudhury, Forhad Chowdhury, Nazmin Chowdhury, Lynda Guy, Claire Parris and Carolina Veres

Against – 0

Abstentions – 0

Absent – Councillors Peter Clark, Coleen De Freitas, Akin Elekolusi, Ellie Plater and Anne Wells

4 **24/00700/FPM - BARNWELL MIDDLE SCHOOL**

The Committee reviewed the application for Site B, which proposed the same single-story design in a different location on the west side of the site. As this site was closer to residential dwellings, an objection had been raised, leading to a condition ensuring the air conditioning units would not cause noise disturbances. Sport England raised no objections or concerns, as the plan did not result in the loss of any sports pitches.

A recorded vote* was taken on the application and it was **RESOLVED** that planning permission be GRANTED subject to the following conditions and informatives:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
BMS-MB 03; BMS-MB 04;

- 2 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 3 The materials to be used in the construction of the external surfaces of the proposed development hereby permitted shall as per the submitted plans and associated documents to the satisfaction of the Local Planning Authority.
- 4 If the implementation of this planning permission would result in the Published Admissions Number (PAN) exceeding 270 students then a further planning application shall be submitted to the Local Planning Authority to assess any potential impacts.
- 5 No demolition or construction work, including site clearance and demolition, that is audible at the site boundary, relating to this permission shall be carried out on any Sunday, Public or Bank Holiday nor at any other time, except between the hours of 07:30 and 18:00 on Mondays to Fridays and between the hours of 08:00 and 13:00 on Saturdays. These restrictions also apply to deliveries arriving at, and leaving, the site.
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background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved in writing by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.

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- 9 The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:
 - a) a non-technical summary;
 - b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
 - c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
 - d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
 - e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority;has been submitted to, and approved in writing by, the local planning authority. The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.
- 10 Notice in writing shall be given to the Council when the:
 - a) HMMP has been implemented; and
 - b) Habitat creation and enhancement works as set out in the HMMP have been completed.

INFORMATIVE

1 **Public Information on Planning Applications**

Warning: all information provided on your planning application is now publicly available. Individuals and organisations offering their services may contact you. The Council does not endorse or approve any builders, surveyors, trades persons or other supplier, and advises householders to obtain quotes/references, and check the legitimacy of any contractor who contacts them before making payment.

2 **Community Infrastructure Levy**

Stevenage Borough Council adopted a Community Infrastructure Levy (CIL) Charging Schedule at Full Council on 27 January 2020 and started implementing CIL on 01 April 2020.

This application may be liable for CIL payments and you are advised to contact the CIL Team for clarification with regard to this. If your development is CIL liable, even if you are granted an exemption from the levy, please be advised that it is a requirement under Regulation 67 of The Community Infrastructure Levy Regulations 2010 (as amended) that CIL Form 6 (Commencement Notice) must be completed, returned and acknowledged by Stevenage Borough Council before building works start. Failure to do so will mean you risk losing the right to payment by instalments and a surcharge will be imposed. NB, please note that a Commencement Notice is not required for residential extensions if relief has been granted.

Stevenage's adopted CIL Charging Schedule and further details of CIL can be found on the Council's webpages at www.stevenage.gov.uk/CIL or by contacting the Council's CIL Team at CIL@Stevenage.gov.uk.

3 **Building Regulations**

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Once a building regulations application has been deposited with relevant

drawings and fee building work may commence. You will be advised in their acknowledgement letter of the work stages we need to inspect but in most instances these are usually:

- Excavation for foundations
- Damp proof course
- Concrete oversite
- Insulation
- Drains (when laid or tested)
- Floor and Roof construction
- Work relating to fire safety
- Work affecting access and facilities for disabled people
- Completion

Please phone Hertfordshire Building Control on 01438 879990 before 10.00am to ensure a same day inspection (Mon - Fri).

4 Party Wall etc. Act 1996

Any work that affects a party wall, including foundations dug within 3.0m of a neighbouring building, may be controllable under the Act and may require approval from the adjoining owner(s). Party Wall Act matters are always civil matters and it is neither Stevenage Borough Council's nor Hertfordshire Building Control Ltd's remit to control or enforce Party Wall act matters. Please refer to the Government's explanatory booklet The Party Wall etc. Act 1996, a copy of which is available online at <https://www.gov.uk/government/publications/the-party-wall-etc-act-1996-revised-explanatory-booklet>

5 Biodiversity Net Gain

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- a) a Biodiversity Gain Plan has been submitted to the planning authority;
and
- b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Stevenage Borough Council.

Based on the information available, this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Where the local planning authority considers that the permission falls within paragraph 19 of Schedule 7A to the Town and Country Planning Act 1990, the permission which has been granted has the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun, and, if subject to phased development, before each phase of development may be begun (Phase Plans).

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans. The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

More information can be found in the Planning Practice Guidance online at <https://www.gov.uk/guidance/biodiversity-net-gain>

*** Recorded Vote**

For – Councillors Julie Ashley-Wren, Stephen Booth, Rob Broom, Kamal Choudhury, Forhad Chowdhury, Nazmin Chowdhury, Lynda Guy, Claire Parris and Carolina Veres

Against – 0

Abstentions – 0

Absent – Councillors Peter Clark, Coleen De Freitas, Akin Elekolusi, Ellie Plater and Anne Wells

5 24/00706/FPM - BARNWELL MIDDLE SCHOOL

The Committee considered the application for Barnwell School (Site C) that proposed the same single-story design in a different location on the southern side of the site. Sport England raised no objections, and the proposal did not impact any existing trees.

A recorded vote* was taken on the application and it was **RESOLVED** that planning permission be GRANTED subject to the following conditions and informatives:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
BMS-MB 05; BMS-MB 06;
- 2 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
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- 4 If the implementation of this planning permission would result in the Published Admissions Number (PAN) exceeding 270 students then a further planning application shall be submitted to the Local Planning Authority to assess any potential impacts.
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(2) Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of 15 dB below the minimum external background noise, at a point 1 metre outside any window of any residential and other noise sensitive property, unless and until a fixed maximum noise level is approved in writing by the City Council. The background level should be expressed in terms of the lowest LA90, 15 mins during the proposed hours of operation. The plant-specific noise level should be expressed as LAeqTm, and shall be representative of the plant operating at its maximum.

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Once a building regulations application has been deposited with relevant drawings and fee building work may commence. You will be advised in their acknowledgement letter of the work stages we need to inspect but in most instances these are usually:

Excavation for foundations
Damp proof course
Concrete oversite
Insulation
Drains (when laid or tested)
Floor and Roof construction
Work relating to fire safety
Work affecting access and facilities for disabled people
Completion

Please phone Hertfordshire Building Control on 01438 879990 before 10.00am to ensure a same day inspection (Mon - Fri).

4 **Party Wall etc. Act 1996**

Any work that affects a party wall, including foundations dug within 3.0m of a neighbouring building, may be controllable under the Act and may require approval from the adjoining owner(s). Party Wall Act matters are always civil matters and it is neither Stevenage Borough Council's nor Hertfordshire Building Control Ltd's remit to control or enforce Party Wall act matters. Please refer to the Government's explanatory booklet The Party Wall etc. Act 1996, a copy of which is available online at <https://www.gov.uk/government/publications/the-party-wall-etc-act-1996-revised-explanatory-booklet>

5 **Biodiversity Net Gain**

Applications where Biodiversity Net Gain is not required as development is considered De Minimis

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Stevenage Borough Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not apply.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the following statutory exemption or transitional arrangement is considered to apply.

1. Development below the de minimis threshold, meaning development

which:

- a) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
- b) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

Where the local planning authority considers that the permission falls within paragraph 19 of Schedule 7A to the Town and Country Planning Act 1990, the permission which has been granted has the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun, and, if subject to phased development, before each phase of development may be begun.

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans. The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat. The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

More information can be found in the Planning Practice Guidance online at <https://www.gov.uk/guidance/biodiversity-net-gain>.

*** Recorded Vote**

For – Councillors Julie Ashley-Wren, Stephen Booth, Rob Broom, Kamal Choudhury, Forhad Chowdhury, Nazmin Chowdhury, Lynda Guy, Claire Parris and Carolina Veres

Against – 0

Abstentions – 0

Absent – Councillors Peter Clark, Coleen De Freitas, Akin Elekolusi, Ellie Plater and Anne Wells

The Interim Head of Planning and Enforcement presented an application for the demolition of an existing retail building in the town centre and its redevelopment into a 21-storey block of flats. The proposal included 225 new homes, 428 square metres of flexible Class E commercial space at ground level, amenity areas, landscaping and associated works. The 0.16-hectare site, located on the Forum, was shown to the Committee.

The shift towards taller buildings was noted as a response to the limited availability of land within the town's boundaries. The development was designed as a car-free scheme, incorporating 316 cycle parking spaces.

The Committee heard that the facade design aimed to reflect the mid-century architectural style of earlier town centre developments, contributing positively to the townscape.

The Committee reviewed multiple proposed elevations from various angles across the town, along with the external amenity space, which featured at least 30 different plant species. While the building's roof would not serve as an amenity space, it was designed to enhance biodiversity through self-seeding plants.

At this juncture, the Committee were presented with planning permissions for other town centre sites, reinforcing that the local plan identified the town centre as a suitable location for taller buildings. The proposal aligned with ongoing regeneration efforts, which included recently approved high-rise developments such as the Life Science Quarter, Office Outlet, and SG1, with heights ranging from 6 to 21 storeys. The Committee acknowledged that the scheme supported the town centre's growth objections.

The Interim Head of Planning and Enforcement highlighted the latest housing delivery test results, showing that Stevenage had delivered only 38% of its required housing, resulting in the most severe penalty under paragraph 11D of the National Planning Policy Framework.

Officers concluded that the scheme's benefits, including increased footfall and economic activity, outweighed any visual impacts and recommended granting planning permission.

A question was raised regarding concerns about the flood risk assessment and whether the developer was contributing to public realm improvements in the town centre. In response, Officers confirmed that the flood risk assessment was still under review by the lead local flood authority, with final comments expected soon. If concerns could not be resolved, the application would be brought back to the Committee for further consideration. Regarding public realm contributions, officers clarified that the developer was not making any contribution towards funding improvements.

A Member commented on the development, describing it as 'inappropriate' and 'unattractive' but acknowledged that government policies might require its approval. Party wall considerations were also discussed, with it noted that these would be addressed at the building control stage if planning permission were granted. It was further emphasised as a civil matter under the Party Wall Act 1996, which would require the property owners to appoint surveyors if necessary.

A question was raised regarding the Council's Housing Delivery Test (HDT) which officers clarified stood at 38%, which was below the 75% minimum requirement. Despite approving several housing schemes, many sites had not progressed. However, if the proposed site was granted permission and delivered, it would contribute significantly to meeting the Borough's housing targets.

Concerns were raised about the building's height, safety and access to lifts. The Interim Head of Planning and Enforcement confirmed that the Health and Safety Executive had reviewed the application and was satisfied that the design met all fire safety requirements, including access and escape routes.

In response to a question about contributions to public transport, it was confirmed that the developer would contribute £50 per flat towards a sustainable travel pack, as requested by the Highway Authority. In addition to the £1.2 million contribution towards off-site affordable housing, education, and sustainable travel, the development was also subject to a CIL charge of approximately £700,000. This funding would be available for organisations such as Sport England, the NHS, and others listed in the Infrastructure Delivery Plan to bid for relevant projects.

A member raised concerns regarding the loss of retail space. It was noted that while the retail space would be reduced, it would not be lost entirely. The ground floor would retain flexible commercial use (Class E floor space) to support town centre activity, and efforts were being made to assist retailers in relocating. Officers also advised the Committee that the retail store, Next, had chosen an alternative location due to shifting retail trends favouring larger format stores. Despite this, the new development aimed to retain commercial space to attract footfall.

Members sought clarification on whether rejecting the application would likely lead to an appeal or resubmission, and the associated costs. Officers confirmed that while the committee had the right to refuse the application, any decision must be based on strong planning grounds.

Members commented on the inclusion of green roofs as a positive environmental feature and sought confirmation about the energy efficiency of the proposed development. Officers assured the committee that the scheme was designed to be highly sustainable, featuring air source heat pumps and photovoltaic (PV) panels on the roof. The development was described as a fossil fuel free scheme.

The Committee discussed the impact of the proposed development on both existing and unbuilt structures. A daylight and sunlight assessment had been conducted,

which included considerations for overshadowing and privacy. Comments were made about potential disruptions to nearby businesses during construction. To mitigate this, the developers were required to submit a demolition management plan and a construction traffic management plan, which would be reviewed by the Highway Authority and Environmental Health. A condition would also be imposed to limit construction hours to business hours.

A recorded vote* was taken on the application and it was **RESOLVED** that planning permission be GRANTED subject to the applicant having first entered into a Legal Agreement to secure/provide contributions towards:

- £6000 for monitoring of Approved Travel Plan
- £11,250 Residential Travel Pack contribution
- £313,960 Primary and/or Secondary Education
- £924,629 off site Affordable Housing
- Local Employment and Apprenticeships
- Legal Agreement monitoring fee

9.2 The detail of which would be delegated to the Assistant Director of Planning and Regulation in liaison with the Council's appointed solicitor, along with the recommendations of the Lead Local Flood Authority, as well as the imposition of suitable safeguarding conditions.

9.3 Authority would be given to the Assistant Director of Planning and Regulation in consultation with the Chair of Planning Committee, to amend or add to the suggested draft conditions set out in this report, prior to the decision notice being issued, where such amendments or additions would be legally sound and most effectively deliver the development that the Planning Committee has resolved to approve. These suggested conditions are as follows:

Conditions

1. The development hereby permitted shall be carried out in accordance with the following approved plans:
5PA-B1-00-DR-A-021200; 5PA-B1-00-DR-A-022200; 5PA-B1-01-DR-A-021201; 5PA-B1-01-DR-A-022201; 5PA-B1-02-DR-A-022202; 5PA-B1-07-DR-A-022207 REV 01; 5PA-B1-08-DR-A-022208; 5PA-B1-11-DR-A-022211; 5PA-B1-12-DR-A-022212; 5PA-B1-15-DR-A-022215; 5PA-B1-18-DR-A-022218; 5PA-B1-19-DR-A-022219; 5PA-B1-20-DR-A-022220; 5PA-B1-B1-DR-A-021199; 5PA-B1-B1-DR-A-022199; 5PA-B1-M1-DR-A-022290; 5PA-B1-ZZ-DR-A-042201; 5PA-B1-ZZ-DR-A-042202; 5PA-B1-ZZ-DR-A-042203; 5PA-B1-ZZ-DR-A-042204; 5PA-B1-ZZ-DR-A-042205; 5PA-B1-ZZ-DR-A-042206; 5PA-B1-ZZ-DR-A-042207; 5PA-B1-ZZ-DR-A-042208; 5PA-B1-ZZ-DR-A-052201; 5PA-B1-ZZ-DR-A-052202; 5PA-B1-ZZ-DR-A-052202; XX-00-DWG-L-1000 REV P05; XX-00-DWG-L-2000 REV P05; XX-00-DWG-L-3000 REV P05; XX-00-DWG-L-7000 REV P05; XX-01-DWG-L-1000 REV P05; XX-01-DWG-L-2000 REV P05; XX-01-DWG-L-3000 REV P05; XX-01-DWG-L-7000 REV P05; XX-07-DWG-L-1000 REV P05; XX-07-DWG-L-2000 REV

P05; XX-07-DWG-L-3000 REV P05; XX-07-DWG-L-7000 REV P05; XX-11-DWG-L-1000 REV P05; XX-11-DWG-L-2000 REV P05; XX-11-DWG-L-3000 REV P05; XX-11-DWG-L-7000 REV P05; XX-18-DWG-L-2000 REV P05; XX-18-DWG-L-3000 REV P05; XX-18-DWG-L-7000 REV P05; XX-20-DWG-L-1000 REV P05; XX-20-DWG-L-2000 REV P05; XX-20-DWG-L-3000 REV P05; XX-20-DWG-L-7000 REV P05; XX-M1-DWG-L-1000 REV P05; XX-M1-DWG-L-2000 REV P05; XX-M1-DWG-L-3000 REV P05; XX-M1-DWG-L-7000 REV P05; XX-ZZ-DWG-L-1000 REV P05; XX-ZZ-DWG-L-5001 REV P01; XX-18-DWG-L-1000 REV P05; XX-ZZ-DWG-L-1000 REV P05; 5PA-B1-ZZ-DR-A-104201; 5PA-B1-ZZ-DR-A-104202; 5PA-B1-ZZ-DR-A-104203; 5PA-B1-ZZ-DR-A-104204; 5PA-B1-ZZ-DR-A-104205; 5PA-B1-ZZ-DR-A-104206; 5PA-B1-ZZ-DR-A-104207; 5PA-B1-ZZ-DR-A-104208; 5PA-B1-ZZ-DR-A-104209; 5PA-MP-ST-DR-A-001100; 5PA-MP-ST-DR-A-001200; 5PA-MP-ST-DR-A-001201; 5PA-MP-ST-DR-A-001205; 5PA-MP-ZZ-DR-A-041201; 5PA-MP-ZZ-DR-A-041203; 5PA-MP-ZZ-DR-A-041204.

2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

3. The development hereby permitted shall be carried out in accordance with the approved phasing strategy, namely phase 1 demolition of existing building drawing reference 5PA-MP-ST-DR-A-001100 and phase 2 construction of the proposed development drawing reference 5PA-MP-ST-DR-A-001200.

4. No site clearance or construction work audible from the site boundary relating to this permission shall be carried out except between the hours of 0730 and 1800 on Mondays to Fridays and between the hours of 0800 and 1300 on Saturdays, unless otherwise agreed in writing by the Local Planning Authority. These times apply to work which is audible at the site boundary.

5. No demolition and site clearance under phase 1 shall take place until a demolition management plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter, demolition and clearance of the site shall only be carried out in accordance with the approved plan. The demolition management plan shall include details of the following:
 - a) Vehicle numbers, type, routing;
 - b) Access arrangements to site;
 - c) Traffic and pedestrian management requirements;
 - d) Construction and storage compounds (including areas designated for car parking, loading / unloading and turning areas);
 - e) Siting and details of wheel washing facilities;
 - f) Cleaning of site entrances, site tracks and the adjacent public highway;

- g) Timing of demolition activities (including delivery times and removal of waste) and to avoid school pick up/drop off times;
 - h) Provision of sufficient on-site parking prior to commencement of demolition/site clearance activities;
 - i) Where works cannot be contained wholly within the site, a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road width for vehicle movements;
 - j) A Site Waste Management Plan including mechanisms to deal with environmental impacts such as air quality and dust control measures, noise and vibration restriction measures, light and odour and predicted and latterly actual waste arisings and how this is to be managed and where it is sent to.
 - k) Dust control measures during demolition and construction from plant and machinery, and vehicles.
6. No development under phase 2 shall commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan. The Construction Traffic Management Plan shall include details of:
- i. Phasing of the development of the site, including all highway works;
 - ii. Construction vehicle numbers, type, routing;
 - iii. Fencing, hoarding and scaffolding provision;
 - iv. Traffic and pedestrian management requirements;
 - v. Construction storage compounds (including areas designated for car parking);
 - vi. On site welfare facilities;
 - vii. Siting and details of wheel washing facilities;
 - viii. Cleaning of site entrances, site tracks and the adjacent public highway;
 - ix. Timing of construction activities to avoid school pick up/drop off times; and
 - x. Provision of sufficient on-site parking prior to commencement of construction activities.
7. Prior to the first occupation of the development hereby permitted, the cycle parking, servicing / loading, unloading / turning / waiting area(s) shall be laid out, demarcated, levelled, surfaced and drained in accordance with approved drawing 5PA-B1-00-DR-A-022200 and retained thereafter available for that specific use.
8. Prior to the first occupation of the development hereby permitted, all hard and soft landscaping shall be carried out in accordance with the approved details as shown in drawing numbers XX-ZZ-DWG-L-1000 REV P05, XX-M1-DWG-L-1000 REV P05, XX-07-DWG-L-1000 REV P05, XX-11-DWG-L-

1000 REV P05, XX-18-DWG-L-1000 REV P05 and XX-20-DWG-L-1000 REV P05 to a reasonable standard in accordance with the relevant British Standards or other recognised Codes of Good Practice.

9. Prior to the first occupation of the dwellings located above the gymnasium at mezzanine level, details of noise mitigation measures to control noise and vibrational annoyance to the noise sensitive rooms located above the gymnasium shall be submitted to and approved by the Local Planning Authority.
10. The recommended mitigation measures set out within the Noise Impact Assessment by Cahill Design Consultants dated October 2024, shall be implemented and permanently maintained in accordance with the approved details.
11. No part of the development hereby permitted shall be occupied prior to the implementation of the approved Travel Plan, dated October 2024. Those parts of the approved Travel Plan that are identified therein as being capable of implementation after occupation shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied.
12. If contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be submitted to and approved in writing by the Local Planning Authority.
13. The development to which this permission relates shall be carried out in accordance with the external materials specified on drawing numbers 5PA-B1-ZZ-DR-A-042201, 5PA-B1-ZZ-DR-A-042202, 5PA-B1-ZZ-DR-A-042203, 5PA-B1-ZZ-DR-A-042204, 5PA-B1-ZZ-DR-A-042205, 5PA-B1-ZZ-DR-A-042206, 5PA-B1-ZZ-DR-A-042207 and 5PA-B1-ZZ-DR-A-042208 submitted as approved or any alternative to be submitted to and approved by the Local Planning Authority.
14. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons

following the completion of the development.

15. Any trees or plants comprised within the scheme of landscaping, which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.
16. No tree shown retained on the approved landscaping scheme, shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped within five years of the completion of development without the written approval of the Local Planning Authority.
17. The measures to address adaptation to climate change as set out within the Energy and Sustainability Design Statement by Consulux dated October 2024 shall be implemented and permanently maintained in accordance with the approved details.
18. No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) and piling layout plan including all Thames Water wastewater assets, the local topography and clearance between the face of the pile to the face of a pipe has been submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement and piling layout plan.
19. The recommended ecological enhancements set out within the Preliminary Ecological Appraisal by Ecology Partnership dated July 2024, including the peregrine falcon nesting box, shall be implemented and permanently maintained in accordance with the approved details.
20. The external lighting as shown on drawing numbers XX-ZZ-DWG-L-1000 REV P05, XX-00-DWG-L-7000 REV P05, XX-M1-DWG-L-7000 REV P05, XX-01-DWG-L-7000 REV P05, XX-07-DWG-L-7000 REV P05, XX-11-DWG-L-7000 REV P05, XX-18-DWG-L-7000 REV P05 and XX-20-DWG-L-7000 REV P05 shall be implemented and permanently maintained in accordance with the approved details.

21. Should the ground floor or mezzanine be occupied by a café or restaurant (Use Class E(b)), a scheme for the extraction and filtration of cooking fumes shall be submitted to and agreed in writing by the Local Planning Authority and implemented in accordance with the approved details. The implemented scheme shall be permanently maintained in good working order thereafter.
22. No development shall take place above slab level until written details are approved by the local planning authority of the model and location of 15 integrated Swift bricks, to be fully installed prior to occupation and retained thereafter.

INFORMATIVES

1. Stevenage Borough Council adopted a Community Infrastructure Levy (CIL) Charging Schedule at Full Council on 27 January 2020 and started implementing CIL on 01 April 2020.

This application may be liable for CIL payments and you are advised to contact the CIL Team for clarification with regard to this. If your development is CIL liable, even if you are granted an exemption from the levy, please be advised that it is a requirement under Regulation 67 of The Community Infrastructure Levy Regulations 2010 (as amended) that CIL Form 6 (Commencement Notice) must be completed, returned and acknowledged by Stevenage Borough Council before building works start. Failure to do so will mean you risk losing the right to payment by instalments and a surcharge will be imposed. NB, please note that a Commencement Notice is not required for residential extensions if relief has been granted.

Stevenage's adopted CIL Charging Schedule and further details of CIL can be found on the Council's webpages at www.stevenage.gov.uk/CIL or by contacting the Council's CIL Team at CIL@Stevenage.gov.uk.

2. Parking and Storage of materials: The applicant is advised that all areas for parking, storage, and delivery of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx> or by telephoning 0300 1234047.
3. Obstruction of public highway land: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any

way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website:

<http://www.hertfordshire.gov.uk/services/transtreets/highways/> or by telephoning 0300 1234047.

4. Debris and deposits on the highway: It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made up carriageway, or any or other debris on a highway to the interruption of any highway user. Section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.
5. To obtain advice regarding current Building Regulations please contact Hertfordshire Building Control Ltd. by emailing us at building.control@hertfordshirebc.co.uk or phoning us on 01438 879990.

To make a building regulations application please apply through our website portal at <https://www.hertfordshirebc.co.uk/contact-us/> payment can be made online or by phoning the above number after the application has been uploaded. Please phone Hertfordshire Building Control for fees guidance on 01438 879990.

Hertfordshire Building Control can also be contacted by post at Hertfordshire Building Control Ltd, Campus East, Welwyn Garden City, Hertfordshire, AL8 6AE.

Once a building regulations application has been deposited with relevant drawings and fee building work may commence. You will be advised in their acknowledgement letter of the work stages we need to inspect but in most instances these are usually:

- Excavation for foundations
- Damp proof course
- Concrete oversite
- Insulation
- Drains (when laid or tested)
- Floor and Roof construction
- Work relating to fire safety
- Work affecting access and facilities for disabled people

Completion

Please phone Hertfordshire Building Control on 01438 879990 before 10.00am to ensure a same day inspection (Mon - Fri).

6. Construction Management Plan (CMP): The purpose of the CMP is to help developers minimise construction impacts and relates to all construction activity both on and off site that impacts on the wider environment. It is intended to be a live document whereby different stages will be completed and submitted for application as the development progresses. A completed and signed CMP must address the way in which any impacts associated with the proposed works, and any cumulative impacts of other nearby construction sites will be mitigated and managed. The level of detail required in a CMP will depend on the scale and nature of development. The CMP would need to include elements of the Construction Logistics and Community Safety (CLOCS) standards as set out in our Construction Management template, a copy of which is available on the County Council's website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx>.
7. Prior to construction the developer is advised to contact the Hertfordshire Constabulary CPDS with a view to seeking to achieve accreditation to the Police preferred minimum security standard that is Secured by Design. The reason for this is to ensure that the development is compliant with both National and Local Planning Policies, in addition, this will also demonstrate the discharge of obligations under Approved Document 'Q' - Security of Building Regulations.
8. Applications where Biodiversity Net Gain is not required as development is considered De Minimis.

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Stevenage Borough Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not apply.

Based on the information available this permission is considered to be one

which will not require the approval of a biodiversity gain plan before development is begun because the following statutory exemption or transitional arrangement is considered to apply.

1. Development below the de minimis threshold, meaning development which:
 - a) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
 - b) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

Where the local planning authority considers that the permission falls within paragraph 19 of Schedule 7A to the Town and Country Planning Act 1990, the permission which has been granted has the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun, and, if subject to phased development, before each phase of development may be begun.

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans. The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat. The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

More information can be found in the Planning Practice Guidance online at <https://www.gov.uk/guidance/biodiversity-net-gain>.

9. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to

demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

*** Recorded Vote**

For – Councillors Julie Ashley-Wren, Stephen Booth, Rob Broom, Kamal Choudhury, Forhad Chowdhury, Nazmin Chowdhury, Lynda Guy, Claire Parris and Carolina Veres

Against – 0

Abstentions – 0

Absent – Peter Clark, Coleen De Freitas, Akin Elekolusi, Ellie Plater and Anne Wells

7

INFORMATION REPORT - DELEGATED DECISIONS

The Committee considered the Information Report – Delegated Decisions

Members were pleased to see the rejected development at 107 Raleigh Crescent, however, it was noted that local Ward Councillors should be recognised in future decisions.

It was **RESOLVED** that the Information Report – Delegated Decision be noted.

8

INFORMATION REPORT - APPEALS/CALLED IN APPLICATIONS

The Committee considered the Information Report – Appeals / Called in Applications.

The Interim Assistant Director (Planning and Regulation) provided the Committee with a brief verbal update to accompany the information report:

- Land West of Lytton Way (ICON Site)
The appeal was accepted, as the inspector deemed the location to be sustainable, with the primary argument being the need for additional housing. As a result, permission was granted subject to conditions.
- 7 Boxfield Green
The Planning Inspector identified an error in the enforcement notice, which had since been withdrawn and reissued with the necessary corrections.
- Aintree Way
A site visit was conducted by the Planning Inspector and the enforcement notice was upheld. The Planning Inspector had requested amendments to be made, and the enforcement notice to be reissued.

It was **RESOLVED** that the Information Report – Appeals / Called In Decisions be noted.

9 **URGENT PART I BUSINESS**

There was no Urgent Part I Business.

10 **EXCLUSION OF THE PRESS AND PUBLIC**

It was **RESOLVED**:

1. That under Section 100(A) of the Local Government Act 1972, the press and public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as described in paragraphs 1 – 7 of Part 1 of Schedule 12A of the Act as amended by Local Government (Access to Information) (Variation) Order 2006.
2. That Members consider the reasons for the following reports being in Part II and determine whether or not maintaining the exemption from disclosure of the information contained therein outweighs the public interest in disclosure.

11 **URGENT PART II BUSINESS**

At this Juncture, The Interim Assistant Director (Planning and Regulation) provided the Committee with a verbal update regarding upcoming meetings.

CHAIR

Meeting: Planning and Development Committee **Agenda Item:**

Date: 5 June 2025

Author: Linda Sparrow

Lead Officer: Alex Robinson

Contact Officer: Linda Sparrow

Application No : 25/00056/FP

Location : 107 Raleigh Crescent Stevenage

Proposal : Change of use of existing 3-bedroom dwelling to 2no. 1-bedroom flats following erection of a two storey rear extension, internal alterations and associated car parking

Drawing Nos.: 2410-30-P-300; 2410-30-P-501-D; 2410-30-P-003-A; 2410-30-P-100; 2410-30-P-101-C; 2410-30-P-200-A; 2410-30-P-201-C; 2410-30-P-500-A; 2410-30-P-001-B; 2410-30-P-002-B;

Applicant : Mr Dean Davies

Agent: N/A

Date Valid: 28 January 2025

Recommendation: GRANT PLANNING PERMISSION



1. SITE DESCRIPTION

- 1.1 The application site comprises an end of terrace three bedroom dwelling in Raleigh Crescent. To the south is an area of Council owned amenity grass with 2no. mature trees; to the south-east is a block of garages, of which the one closest to the application site is owned by the applicant; to the west is the highway of Raleigh Crescent with residential dwellings beyond and to the north.

2. RELEVANT PLANNING HISORY

- 2.1 24/00885/CLPD Lawful Development Certificate (proposed) for a part single, part two storey rear extension. Lawful Development Certificate Refused 22.01.2025 for the following reasons:
1. The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse and the height of the eaves of the enlarged part would exceed 3 metres. The proposed development therefore falls beyond the limitations of paragraph A.1(i) of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and would not be lawful.
- 2.2 25/00122/CLPD Lawful Development Certificate (Proposed) for a single storey rear extension. Lawful Development Certificate Refused 13.03.2025 for the following reasons:
1. The proposed single storey rear extension when measured from the rear of the house up to the edge of the external side walls would project more than 3m from the original rear wall of this end-terraced dwellinghouse. Therefore, the proposed development would fail to accord with Schedule 2, Part 1, Class A (f) (i) of the Town and Country Planning (General Permitted Development) (England) Order 2015 and therefore, requires planning permission.

3. THE CURRENT APPLICATION

- 3.1 This application seeks planning permission for the erection of a part two storey, part single storey rear extension which will then facilitate the sub-division of the property into 2no. one-bedroom flats.
- 3.2 The proposed rear extension would measure 4m deep and 5.5m wide on the ground floor; 4m deep and 4m wide at first floor; the single storey element would be 2.7m high with a flat roof; the two-storey element would be 4.5m high to the eaves and 6m high to the ridge with a dual pitched gable fronted roof. The single storey element would be 1.2m from the shared boundary and the two-storey element would be 2.7m from the shared boundary. All measurements are approximate.
- 3.3 The applicant intends to purchase an area of the Council owned amenity land to facilitate the creation of a driveway and a new pedestrian access to the property.
- 3.4 Each one-bedroom property would have an area of off-street car parking that could accommodate two vehicles; flat 1 would utilise the existing garage and hardstand to the front, whilst flat 2 would have a new driveway measuring approximately 10.5m long.
- 3.5 The application comes before the Planning and Development Committee as it was called-in by Councillor Wren owing to concerns regarding a lack of public and Councillor consultation, impact on trees, parking provision, bedroom sizes, and loss of amenity land.

4. PUBLIC REPRESENTATIONS

- 4.1 Following notification of the application via letters to adjoining land owners, one public representation has been received from No.157 Raleigh Crescent.

4.2 A summary of the comments received are set out below:

- Lack of parking for a house of multiple occupancy;
- Works have already commenced.

4.3 The aforementioned is not a verbatim copy of the objections which have been raised. Full copies of the representations received can be viewed on the Council's website.

4.4 The Planning Legislation makes it clear that for this type of application, the Council need only send letters to properties whose boundary physically adjoins the application site, or a site notice can be erected in the vicinity of the site. The Council opted to send a letter to the only adjoining property, No. 105 Raleigh Crescent. However, following discussions with Councillor Wren, a local ward Councillor for the Chells Division, it was duly noted that the Council had failed to adhere to the internally previously agreed consultation process that any application involving land owned by the Council would be notified to a wider circle of properties in the vicinity of the application site and the three Ward Councillors would be notified. Accordingly, the application is referred to the Planning and Development Committee for a decision in the interests of openness and due process.

5. CONSULTATIONS

5.1 Herts County Council as Highways Authority

5.1.1 The access gradient of 1:30 is acceptable but very close to a tree so a HCC tree officer will need to be involved with any new access arrangements. No cycle parking is shown, and this should be conditioned to be submitted. No details of EV charging are submitted, and this should be conditioned to be submitted. Overall, no objection subject to conditions for cycle parking, EV charging, and the submission of technical drawings of the access arrangements.

5.2 SBC Arboricultural and Conservation Manager

5.2.1 No comments received as of the time of writing this report. Any comments received will be reported on the night of the committee meeting.

6. RELEVANT PLANNING POLICIES

6.1 The Development Plan

6.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise. For Stevenage, the statutory development plan comprises the following documents:

- The Stevenage Borough Council Local Plan 2011-2031 (adopted 2019)
- The Hertfordshire Waste Core Strategy & Development Management Policies Development Plan Document 2011-2026 (adopted 2012)
- The Hertfordshire Waste Site Allocations Development Plan Document 2011-2026 (adopted 2014)
- The Hertfordshire Minerals Local Plan Review 2002-2016 (adopted 2007)

6.1.2 In order for a Local Plan to be effective, they need to be kept up-to-date. The NPPF states policies in local plans should be reviewed to assess whether they need updating at least once every 5 years. This is reflected under Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) which sets out local planning authorities must review local plans every 5 years from their adoption to ensure that policies remain relevant and effectively address the needs of the local community.

- 6.1.3 The Stevenage Borough Local Plan (2011 – 2031) was formally adopted by the Council on the 22nd May 2019. As of the 22nd May 2024, the adopted Local Plan is 5 years old and as such, is deemed to be out-of-date. This means that the policies contained in the local plan are deemed to have limited weight with greater weight applied to the framework of policies in the NPPF.
- 6.1.4 The council is currently carrying out a partial review and update of the local plan. On 21 November 2024, a schedule of proposed changes was published for the second stage of public consultation under Regulation 19 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). This is where a further opportunity for representations can be made on the amendments to the Local Plan before it is submitted for examination to a planning inspector. The Council intends to submit the Local Plan for Examination in Public (EiP) in summer / autumn of 2025 with the aim to adopt an updated Local Plan by the end of 2026 / early 2027. As the updated Local Plan progresses through the relevant stages outlined above, more weight can be applied to the respective policies until its formal adoption by the Council. Please refer to point 6.6 below for more information.

6.2 National Planning Policy Framework

- 6.2.1 The latest revision of the NPPF was published in December 2024. The policies it contains are material considerations which will be taken into account in dealing with applications. Due weight will be given to development plan policies according to their degree of consistency with the NPPF.
- 6.2.2 Since November 2018, housing delivery has been measured against the Housing Delivery Test (HDT) as set out by the Government planning policy and guidance. The results of the HDT dictate whether a local planning authority should be subject to consequences to help increase their housing delivery. Where an authority's HDT score is less than 95%, the authority should prepare an action plan to assess the causes of under delivery and identify actions to increase delivery in future years. Where an authority's HDT score is less than 85% of its housing requirement, the Council must incorporate a 20% buffer into its housing supply calculations in line with paragraph 79 of the NPPF (2024). This will be in addition to the preparation of an Action Plan. Where an authority's score is below 75%, the Council will be subject to the HDT's most severe penalty and must apply the presumption in favour of sustainable development under paragraph 11d) of the NPPF. The latest HDT results published by the Department for Levelling Up, Housing and Communities (DLUHC) in December 2024 identifies that Stevenage delivered 38% of its housing requirement.
- 6.2.3 The Council, based on its HDT score is currently subject to the most severe penalty under paragraph 11(d) of the NPPF (2024). For reference, as this policy is now engaged, it means Local Plan policies would be classed as out-of-date. Consequently, Stevenage Borough Council must apply the presumption in favour of sustainable development in its decision making and give great weight towards the need to deliver housing. The Council must also apply a 20% buffer in its 5-year housing supply calculations, and it also has to produce an Action Plan in order to boost housing delivery.
- 6.2.4 On the 21st May 2024, the Council published its 5 Year Land Supply Update May 2024. This identifies that the Council can demonstrate a Housing Supply of 5.59 years for the period 01 April 2024 to 31 March 2029, using the *Liverpool* methodology (spreads the delivery of historic undersupply of housing equally across the remainder of the Local Plan period) and guidance from the NPPF and Planning Practice Guidance. The 5-year land supply includes a 20% buffer.
- 6.2.5 The Council has also issued a Housing Delivery Action Plan April 2025. This provides an overview of housing delivery, analysis of barriers to delivery and actions necessary to increase the delivery of housing in the future. The action points specified in the Plan will be monitored on an annual basis to ensure delivery can be increased in order to meet the Council's target of 7,600 new homes over the Local Plan period. This Action Plan also identifies that the Council's Housing Supply is at 8.14 years, but this has yet to be

confirmed through an Examination in Public (EiP) and is therefore not formally adopted at this time.

6.3 Planning Practice Guidance

- 6.3.1 The Planning Practice Guidance (“PPG”), with which Members are fully familiar, is an online resource containing guidance supplementing the NPPF. The PPG is a material consideration which should be taken into account in determining planning applications.

6.4 National Design Guide

- 6.4.1 The National Design Guide 2021 is Government guidance on the characteristics of well-designed places and demonstrates what good design means in practice. It has the same status as the PPG and should similarly be taken into account when determining planning applications.

6.5 Stevenage Borough Local Plan 2011-2031 (Adopted 2019)

- 6.5.1 The Local Plan policies most relevant to determining the application are as follows:

Policy SP1: Presumption in favour of sustainable development;
Policy SP2: Sustainable development in Stevenage;
Policy SP7: High quality homes;
Policy SP8: Good design;
Policy SP11: Climate change, flooding, and pollution;
Policy SP12: Green infrastructure and the natural environment;
Policy IT5: Parking and access;
Policy HO5: Windfall sites;
Policy HO9: House types and sizes;
Policy GD1: High quality design;
Policy FP1: Climate change;
Policy FP5: Contaminated land;
Policy FP7: Pollution;
Policy FP8: Pollution sensitive uses;
Policy NH5: Trees and woodland.

6.6 Local Plan Review and Update (2024)

6.6.1 Local Plan Partial Review and Update

The Stevenage Borough Local Plan 2011-2031 was adopted in 2019. The council concluded a full review of the plan in 2024, as required by regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

In response to the review, the council is carrying out a partial update of the local plan. Weight will be given to emerging policies according to:

- a) the stage of preparation of the emerging plan;
- b) the extent to which there are unresolved objections to the policies; and
- c) the degree of consistency between the policies and the most recent revision of the NPPF.

6.7 Supplementary Planning Documents

- 6.7.1 The following supplementary planning documents are relevant to determining the application:
- Parking Provision Supplementary Planning Document (February 2025);
 - Stevenage Design Guide Supplementary Planning Document (February 2025);
 - Developer Contributions Supplementary Planning Document (February 2025);

6.8 Community Infrastructure Levy

- 6.8.1 Stevenage Borough Council adopted a Community Infrastructure Levy ("CIL") Charging Schedule in 2020. This allows the Council to collect a levy to fund infrastructure projects based on the type, location, and floor space of a development.

7. APPRAISAL

- 7.1 The main issues in the assessment of the application are the principle of sub-division in land use policy terms, impact on the character and appearance of the area, impact on neighbouring amenities, car parking, impact on trees, and biodiversity net gain.

- 7.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

7.2 Principle of Sub-Division

- 7.2.1 The NPPF (2024) states that the purpose of the planning system is to contribute to the achievement of sustainable development. The NPPF also stipulates that decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. In addition, the Framework also sets out that sustainable development needs to be pursued in a positive way and at the heart of the framework is a "presumption in favour of sustainable development".
- 7.2.2 Paragraph 63 of the NPPF requires that the planning system should deliver, inter alia, a mix of housing particularly in terms of tenure and price to support a wide variety of households in all areas. Paragraph 73 of the NPPF sets out that small and medium sites can make an important contribution to meeting housing requirements in an area, and this includes supporting the development of windfall sites and is essential for small and medium enterprise housebuilders to deliver new homes.
- 7.2.3 Paragraph 72 of the NPPF states that planning policies should identify a supply of specific deliverable sites for years one to five of the plan periods, and specific deliverable sites or broad locations for growth, for years 6 to 10 and where possible, for years 11 to 15. Paragraph 78 sets out the requirements of local planning authorities to identify and update annually, a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies.
- 7.2.4 Paragraph 124 of the NPPF stipulates that planning policies and decisions should promote the effective use of land in meeting the need for homes such as through the use of brownfield sites (previously developed land) and the development of underutilised land.
- 7.2.5 Paragraph 78 of the NPPF stipulates policies should include a trajectory illustrating the expected rate of housing delivery over the plan period, and all plans should consider whether it is appropriate to set out the anticipated rate of development for specific sites. Local Planning Authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their local housing need where the strategic policies are more than five years old. The supply of specific deliverable sites should, in addition, include a buffer (moved forward from later in the plan period) of:
- a) 5% to ensure choice and competition in the market for land; or
 - b) 20% where there has been significant under delivery of housing over the previous three years, to improve the prospect of achieving the planned supply; or
 - c) From 1 July 2026, for the purposes of decision-making only, 20% where a local planning authority has a housing requirement adopted in the last five years examined against a previous version of this Framework, and whose annual average housing requirement is 30% or less of the most up to date local

housing need figure calculated using the standard method set out in national planning practice guidance.

- 7.2.6 On the 21st May 2024, the Council published its 5 Year Land Supply Update May 2024. This identifies that the Council can demonstrate a Housing Supply of 5.59 years for the period 01 April 2024 to 31 March 2029, using the *Liverpool* methodology (spreads the delivery of historic undersupply of housing equally across the remainder of the Local Plan period) and guidance from the NPPF and Planning Practice Guidance. The 5-year land supply includes a 20% buffer. As set out in Section 6.2 above, the Housing Delivery Action Plan April 2025 identifies that the Council's Housing Supply is at 8.14 years, but this has yet to be confirmed through an Examination in Public (EiP) and is therefore not formally adopted at this time.
- 7.2.7 The Council, based on its HDT score is currently subject to the most severe penalty under paragraph 11(d) of the NPPF (2024). For reference, as this policy is now engaged, it means Local Plan policies relevant to determine this application would be classed as out-of-date. Consequently, Stevenage Borough Council must apply the presumption in favour of sustainable development in its decision making and give great weight towards the need to deliver housing. The Council must also apply a 20% buffer in its 5-year housing supply calculations, and it also has to produce an Action Plan in order to boost housing delivery.
- 7.2.8 Accordingly, as the Council has failed to meet its HDT, this application for new housing will assist the Council in meeting its housing delivery targets, and in meeting its affordable housing delivery targets. The following sections of this report will balance this presumption in favour of sustainable developments against the impacts of development.
- 7.2.9 The application site is predominantly within the footprint of the existing dwelling with the addition of a rear extension and is undesignated in the adopted Stevenage Borough Local Plan 2011-2031 (2019). As such, the site is therefore regarded as a 'windfall site'.
- 7.2.10 Through the Local Plan Review, Policy SP7 identifies that there is a need to provide 3,290 new homes within Stevenage over the remainder of the Local Plan period and allocates 1,950 new homes to be provided on windfall sites. Taking this into consideration, the proposed development would support the Council's aim of delivering a number of homes which fall outside the designated sites. This amended policy carries little weight, and greater weight is applied to the previous Policy SP7 which requires 7,600 new homes across the whole Plan period.
- 7.2.11 Policy HO5 of the Local Plan (2019) (windfall sites) stipulates that proposals should be on previously developed land, or an underused urban site and should not prejudice the Council's ability to deliver residential development on allocated sites. The updated Policy carries significant weight.
- 7.2.12 For the purpose of clarity, the definition of previously developed land, as stated within the NPPF (2024) is land that has been lawfully developed and is, or was, occupied by a permanent structure, but, that it excludes land that is in built up areas such as residential gardens.
- 7.2.13 The proposed dwellings would be predominantly located within the footprint of the existing dwelling but would also require the addition of a rear extension; consequently, it is considered that the proposal does not wholly constitute development of previously developed, brownfield land. Therefore, the proposal fails to accord fully with criterion (a) of Policy HO5.
- 7.2.14 In accordance with the fundamental objectives of updated Policy SP2 (Sustainable Development), residential developments must have a good level of access to local facilities. The site is located within 10-minute walk of shops on Mobbsbury Way, 12-minute walk of the neighbourhood centre at The Glebe and 15-minute walk of the neighbourhood centre at The Oval. A doctor's surgery is a 5-minute walk and there are a number of primary and secondary schools within 15-20-minute walk. Excellent pedestrian and cycle network facilities run close to the site along Fairlands Way, linking the site to the employment area at Pin Green to the north-west as well as the Town Centre, train station,

bus interchange, Old Town, and employment areas to the south. Bus routes run throughout the area although it is noted that the closest bus stop is on Mobbsbury Way some 15-minute walk away.

- 7.2.15 As such, the application site is considered to have an excellent level of access to local facilities and alternative forms of travel to the private car and therefore deemed to be within a sustainable location.
- 7.2.16 The proposal would not prejudice the delivery of residential development on allocated sites, given the scale of the proposal and the fact that there are no allocated housing sites in the immediate vicinity. It would also not overburden existing infrastructure, given that it would be CIL liable, and the purpose of the CIL payment is to mitigate infrastructure impacts. In these respects, the proposal accords with Policies HO5 and SP2.
- 7.2.17 Paragraph 61 of the NPPF (2024) states that to support the Governments objective of significantly boosting housing supply, it is important that a sufficient amount, and variety, of land comes forward where it is needed, that the needs of groups with specific housing requirements are met, and that land with permission is developed without unnecessary delay.
- 7.2.18 In addition, para 61. of the NPPF states that the overall aim should be to meet as much of an area's identified housing need as possible, including with an appropriate mix of housing types for the local community. As such, the proposed development would contribute to the aim of boosting housing supply without compromising the delivery of housing on allocated sites or placing an undue burden on local infrastructure. Further, the proposal would provide one additional dwelling and there would be some economic benefit during the construction phase, and future occupiers would be likely to contribute to local services and facilities. Given the quantum of development, it is considered that these benefits would be very limited and therefore only attracts limited weight in favour of the proposal.
- 7.2.19 Policy HO9 (House types and sizes) of the Local Plan (2019) (No change to this policy under the Local Plan Review) states that there is a structural imbalance in the existing housing stock (albeit in a limited manner) whereby there is a lack of smaller properties and larger aspirational homes in the Borough. The Design Guide SPD (2025) outlines that housing is an area of weakness across the town. One of the main issues is the lack of an appropriate mix of housing sizes, types, and tenures with a high proportion of three-bedroom terraced properties, and a lack of one- and two-bedroom properties.
- 7.2.20 The lack of housing mix is exacerbated by changes in demographics leading to an increase in the number of single person households and couples needing homes. Due to growth requirements for the town, there is a need to provide a substantial number of additional homes in Stevenage. Higher density development is set out as a key requirement of National policy and guidance, and, where appropriate, densities will need to be raised in order to meet these targets for new homes.
- 7.2.21 The Borough's existing stock is weighted heavily towards dwellings with three bedrooms and as a consequence, the greatest need is for dwellings with fewer bedrooms or larger "aspirational" homes. The application would help meet this need by providing 2no. one bedroom flats, albeit the one additional dwelling would not make a significant contribution on its own. As the development is for less than 10 dwellings there is no requirement to offer the dwellings as affordable housing. For these reasons, the proposal is considered to accord with Policy HO9.
- 7.2.22 Updated Policies SP2 (Sustainable Developments) and HO5 (Windfall Sites) now carry significant weight in the Local Plan Review. These policies state permission will only be granted where proposals can meet a number of criteria. Included in these criteria are delivering homes to meet the housing targets in the Local Plan, maximise redevelopment of brownfield sites, provide a mix of homes, including those to meet the needs of an ageing population, promote non-car modes of transport, support facilities and services that encourage people to live, work and spend leisure time in Stevenage and produce places and spaces that enable people to live a healthy lifestyle. The proposal is considered to meet the objectives of these policies for the reasons outlined above, and the development

being a flatted development which, if approved, could potentially provide future accommodation for older persons wishing to downsize from larger family dwellings as their needs and priorities change. It will also help to meet the Objectively Assessed Need (OAN) as identified in the LP review where there is a continual demand to deliver smaller properties.

- 7.2.23 Whilst the Council can demonstrate a five year supply of housing, due to the under-delivery of housing as identified in recent HDT scores published by DLUHC (now MHCLG) in December 2024, paragraph 11(d) of the NPPF is engaged and that there is now a presumption in favour of delivering sustainable development. In addition, the Council's specific policies on housing are deemed to be out of date, so significant weight must be given to increase the delivery of new homes as required under the NPPF. Therefore, in providing one additional market dwelling, the development would make a very small but nonetheless positive contribution towards meeting the Borough's housing needs. No additional benefits would result from the size or tenure of the dwellings, but this is a neutral matter. The construction activity would provide a very small boost to the local economy.
- 7.2.24 Having regard to all the policy considerations laid out above, the proposed development is considered to be acceptable in principle given the benefits of providing additional market dwellings due to paragraph 11(d) of the NPPF being engaged. It follows that the development is acceptable in principle.

7.3 Design and Visual Impact

National Planning Policy Framework and Planning Practice Guidance

- 7.3.1 Chapter 12. (Achieving well-designed places) of the NPPF (2024) stipulates that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process. Where development is not well designed, permission should be refused.

Development Plan

- 7.3.2 Policy SP8 of the Local Plan Partial Review (2024), generally reflects the requirements of the NPPF in that it requires new development to achieve the highest standards of design and sustainability. In addition, Policy GD1 generally requires all forms of development to meet a high standard of design which includes form of built development, elevational treatment, and materials along with how the development would integrate with the urban fabric, its relationship between buildings, landscape design and relevant aspects of sustainable design.
- 7.3.3 In the emerging local plan partial review and update, criterion (e) is updated to refer to "unacceptable" adverse impacts. The intention behind the change is to make clear that in some circumstances, an adverse impact might still fall within acceptable bounds and that this is a matter of judgement for the decision maker. Policy GD2 is a new policy emerging from the local plan partial review and update. It states that proposals which demonstrate they have been designed to achieve a rating of excellent or higher against a relevant BREEAM standard and/or to achieve the BRE Home Quality Mark will be strongly supported, although this is not mandatory.

Appraisal

- 7.3.4 The application site is an end of terrace dwelling in a residential area. The area is characterised by two storey red brick terraced dwellings, although some properties have first floor rough render.
- 7.3.5 The front elevation remains largely unaltered, with the only change being the removal of the front entrance door and its replacement with a window. The south side elevation will have 1no. window at first floor and 1no. window and 1no. entrance door at ground floor. The northern side elevation (in the shared alleyway) will retain the existing door and have 1no. obscurely glazed window installed.
- 7.3.6 At the rear (south-east facing) a new part two storey, part single storey extension will be added. The first-floor element would be set in 2.7m from the shared boundary with the attached neighbour and would contain no windows. It would have a dual pitched gable fronted roof set down from the ridge of the existing dwelling to appear subservient. The single storey element would have a flat roof and would be set in from the shared boundary by 1.2m.
- 7.3.7 The proposed extension will be constructed using matching materials to the existing dwelling to ensure a cohesive appearance. Its scale and massing are in keeping with the existing dwelling and it will not appear over dominant or over bearing within its context.

7.4 Impact on Neighbouring residential amenity

National Planning Policy Framework and Planning Practice Guidance

- 7.4.1 Paragraph 135 of the NPPF (2024) sets out that planning decision should ensure create places with a high standard of amenity for existing and future residents. Paragraph 124 of the National Design Guide states that “*Good design promotes quality of life for the occupants and users of buildings. This includes function – buildings should be easy to use. It also includes comfort, safety, security, amenity, privacy, accessibility and adaptability*”. Paragraph 126 of the National Design Guide also emphasises that “*well-designed homes and communal areas within buildings provide a good standard and quality of internal space. This includes room sizes, floor-to-ceiling heights, internal and external storage, sunlight, daylight and ventilation. The quality of internal space needs careful consideration in higher density developments, particularly for family accommodation, where access, privacy, daylight and external amenity space are also important*”.

Development Plan

- 7.4.2 Policies SP8 and GD1 of the Local Plan Partial Review (2024) are deemed to carry significant weight, this is because they generally reflect the good design principles outlined in the NPPF and National Design Guide, i.e., that these policies require developments do not adversely impact the amenities of neighbouring occupiers as a good design principle.

Outlook and Amenity

- 7.4.3 In terms of the proposed rear extension, the only dwelling that will be impacted is the attached neighbour at No.105. This neighbour is a mirror image of the application site in terms of layout and the sole room at the rear of the property at ground floor is a living room, whilst at first floor there are two bedrooms. The neighbour has a fully glazed conservatory on the rear that spreads full width of the property and approximately 3m deep. The proposed extension at 4m deep will project beyond this neighbouring conservatory but not by such a degree that outlook would be detrimentally harmed. Further, the proposed extension would be approximately 2m away from the conservatory at ground floor and approximately 2.7m away from the shared boundary at first floor.

- 7.4.4 There are no windows in the side elevation of the proposed extension so no overlooking or loss of privacy would occur. A new window is to be introduced within the shared alleyway at ground floor to serve a bathroom which would be obscurely glazed and therefore will not give rise to harm to neighbouring amenities.
- 7.4.5 The single storey element of the proposed extension will have a flat roof; therefore it is considered reasonable and appropriate to impose a condition that prevents use of this roof area as a balcony or sitting out area in order to protect the amenities of the neighbouring property.

Daylight and Sunlight

- 7.4.6 The proposed extension passes all 45-degree tests on plans and elevations both for the ground floor element and first floor element against both the neighbouring conservatory and first floor bedrooms. Accordingly, it is not considered that there would be reduction in daylight or sunlight to this neighbouring property's habitable rooms.

7.5 Impact Upon Amenities of Future Residents

Internal Living Standards

- 7.5.1 Policies GD1 and SP8 of the Local Plan Partial Review (2024) relate to High Quality and Good Design. These policies state that planning permission will be granted where the proposed scheme, under criterion j. meets the nationally described space standards. Appendix C of the Local Plan (2019) sets out the minimum gross internal floor space standards for dwellings which is in line with the Government's nationally described space standards. Through the Local Plan Review, these policies now carry significant weight.
- 7.5.2 The submitted plans show that flat 1 would have a floor area of approximately 54sqm whilst flat 2 would have approximately 55sqm. This significantly exceeds the minimum standard of 37sqm for a one-bedroom flat and is therefore acceptable.
- 7.5.3 The bedrooms of both flats are marginally below the minimum standard of 11.5sqm at 11.3sqm and 11.4sqm. However, given the significant over provision of overall floor space, this very minor failure of the bedroom space is not considered to be a reason for concern from a living standard perspective or warrant a refusal.
- 7.5.4 Each flat has a study/box room which measure below 7sqm. As these rooms fail to meet the 7.5sqm for a single bedroom as defined in the National Described Space Standards (NDSS) they are not considered to be of a size that could count as a bedroom and the Council are therefore satisfied to consider these rooms as a study.

Private amenity space

- 7.5.5 In respect to private amenity space, the Design Guide SPD (2025) requires that all dwellings and flats should have private open space. In regard to flatted developments, these usually require 50sqm shared for up to 5 flats.
- 7.5.6 The submitted plans show that the ground floor flat would have an amenity space of approximately 32sqm whilst the first floor flat would have approximately 43sqm. Given the proposal is for a flatted development, this is considered to exceed the requirements of the Design Guide SPD and is therefore acceptable.
- 7.5.7 It is acknowledged that the garden for the first floor flat is not directly accessible from the flat itself, but being an upper floor flat it does not require an outdoor amenity space to be acceptable and therefore it would be a situation of "buyer beware" as it is not a reason for refusal that could be defended upon an appeal.

7.6 Car Parking and Cycle Provision

National Planning Policy Framework and Planning Practice Guidance

- 7.6.1 Chapter 9. (Promoting Sustainable Transport) of the NPPF (2024) sets out a requirement to consider transport issues, which includes parking, at the earliest stages of a development proposal. Paragraph 116 of the NPPF (2024) states “*Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.*”. Taking this into consideration, paragraph 117 of the NPPF (2024) stipulates that applications for development should:
- a) give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas; and second – so far as possible – to facilitating access to high quality public transport, with layouts that maximise the catchment area for bus or other public transport services, and appropriate facilities that encourage public transport use;
 - b) address the needs of people with disabilities and reduced mobility in relation to all modes of transport;
 - c) create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards;
 - d) allow for the efficient delivery of goods, and access by service and emergency vehicles; and
 - e) be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

Development Plan

- 7.6.2 Policy IT5 of the Local Plan Partial Review (2024), which carries significant weight, requires development proposals to comply with the parking standards set out in the Parking Provision SPD 2025.
- 7.6.3 Policy SP6: Sustainable Transport, has been significantly updated. This policy requires, amongst other things, for developments to demonstrate they are in a sustainable location and will promote active travel by non-car modes of transport by providing appropriate cycle parking and prioritise public transport.
- 7.6.4 The proposal is for 2no. one-bedroom dwellings. Each dwelling is required to have one parking space. The submitted plans show that each dwelling will have two spaces which is an over provision. There is nothing in the Parking SPD or Local Plan Policies that prevents an over provision and therefore the proposal is considered acceptable in this regard. The spaces will be delivered through the existing garage and hardstand space to the front and the provision of a new driveway adjacent the garage.
- 7.6.5 The new driveway will be located within the root protection area of a Council owned tree. The applicant has submitted an Arboricultural Impact Assessment and this is discussed in detail later in this report under the Trees and Landscaping section.
- 7.6.6 Hertfordshire County Council (HCC) as Highways Authority has assessed the application and advised that they have no concerns or objections to the proposal and do not wish to restrict the granting of planning permission. They advise that the proposed gradient of the new driveway is within acceptable limits. They have requested conditions to be imposed to seek further technical plans for the dropped kerb and driveway, electric vehicle charging points, and cycle storage.

EV Charging

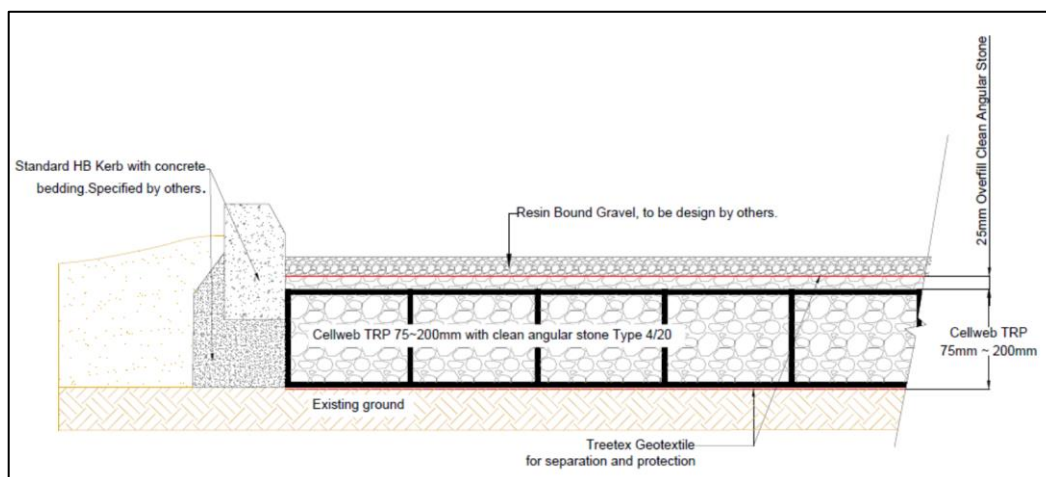
- 7.6.7 The recently adopted Parking Provision SPD (2025) no longer sets standards for electric vehicle charging points as this is covered in much greater detail by the Building Regulations. Therefore, whilst the comments from HCC Highways regarding lack of EV charging spaces is noted, this is no longer a planning matter and will not be secured via condition in this instance.

Cycle Storage

- 7.6.8 Policy IT5 of the Local Plan Partial Review (2024) also requires developments to provide secure cycle parking provision in line with the Parking Provision SPD (2025). The recently adopted SPD requires one cycle parking space per bedroom. No details of cycle storage have been provided but this can be secured via the imposition of a condition.

7.7 Trees and Landscaping

- 7.7.1 Policy NH5 of the local plan requires development to protect and retain trees, providing new planting where appropriate. In the emerging Local Plan Partial Review and update (2024), policy NH5 is replaced by two new policies: Policy NH5a, which relates to trees and woodland; and Policy NH5b, which relates to tree-lined streets. Policy NH5a continues to provide a general presumption against the loss of healthy trees. Policy NH5b requires new streets to be tree-lined, mirroring paragraph 136 and footnote 52 of the NPPF. Having regard to paragraph 49 of the NPPF (2024), this emerging version of the policy is afforded limited weight in the assessment of the application, and this has not changed as a result of the progression of the review to Regulation 19 stage on 21 November 2024.
- 7.7.2 The application does not involve the loss of any trees. However, there are two mature Whitebeam trees on the Council owned grass area adjacent the application site. The submitted Arboricultural report identifies both trees as Category A, that being trees of high quality with an estimated remaining life expectancy of more than 40 years that are good examples of their species and offer high landscape quality.
- 7.7.3 The application does not include removal or works to these trees. However, the proposed new driveway would be within the root protection area of one of the trees. The submitted Arboricultural Report raises no concerns in this regard subject to the driveway being constructed using a no-dig cellular system.
- 7.7.4 The aforementioned system involves placing cellweb over the existing ground, backfilling with stone and then placing a resin bound gravel over the top:



1: <https://www.geosyn.co.uk/wp-content/uploads/2018/02/Cellweb-TRP-Technical-Support-Package-.pdf>

- 7.7.5 The Council's Arboricultural and Conservation Manager has been consulted on the application but as of the time of writing this report, has not provided any comments. Accordingly, any comments received will be reported to the Committee on the night.

7.8 Biodiversity, Ecology and Protected Species

- 7.8.1 Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not apply in some circumstances.
- 7.8.2 Applicants for planning permission are required to make a statement as to whether the biodiversity gain condition will apply if permission is granted, and, if it does not apply, under which exemption they are applying.
- 7.8.3 The application is exempt from the biodiversity condition as it involves development below the de minimis threshold, meaning development which:
- a) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
 - b) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

7.9 Other Matters

Sustainable construction and climate change

- 7.9.1 Existing Policy FP1 of the adopted Local Plan (2019) stipulates that planning permission will be granted for development that can incorporate measures to address adaptation to climate change. New developments will be encouraged to include measures such as:
- Ways to ensure development is resilient to likely variations in temperature.
 - Reducing water consumption to no more than 110 litres per person per day, including external water use.
 - Improving energy performance of buildings.
 - Reducing energy consumption through efficiency measures.
 - Using or producing renewable or low carbon energy from a local source; and
 - Contributing towards reducing flood risk through the use of SuDS or other appropriate measures.
- 7.9.2 Under the Local Plan Partial Review (2024), Policy FP1 has been revised to cover sustainable drainage and Policy SP1: climate change, is the new relevant policy in this regard. The fundamental objective of Policy SP1 remains the same as previous policy FP1, however, it sets out in more detail the objectives to adapting to climate change. This policy requires, amongst other things off-setting of emissions targets if not met on site, water usage targets, rainwater harvesting, grey water recycling, use of sustainable materials and practices on site, ultra-low and zero carbon combined heat and power systems and urban greening (green roofs and walls). This policy is further supported by a suite of new climate change policies, CC1 through CC7 which cover a broad range of topics. However, it should be noted that Policies CC1 and CC2 require only major planning applications to provide an energy statement.
- 7.9.3 The Council's Design Guide SPD (2025) sets out additional requirements with respect to climate change. The guide states that all developments are required to make efforts to minimise energy usage and to incorporate methods of using renewable energy, including:-
- reducing energy demand;
 - using passive environmental systems, e.g. natural ventilation;
 - daylighting and passive solar gain;

- using high levels of insulation and air tightness in the fabric of the building;
- specifying energy efficient services, controls and appliances;
- implementing water recycling and the provision of water butts;
- using renewable energy;
- using low/zero carbon technologies to provide as much of the energy load as is technically and economically feasible, minimising use of fossil fuels; and
- using efficient fossil fuel technologies, such as Combined Heat and Power and condensing boilers.

7.9.4 The application does not contain any details around energy efficiency measures and adaptation to climate change. However, such measures can be secured by way of the imposition of a condition should the Council be minded to grant planning permission.

Waste and Recycling

7.9.5 The Design Guide (2025) states provision should be made within new development for the storage and collection of waste from a site. The submitted plans show two areas for the storage of waste and recycling bins but no details of the actual storage areas have been included. The details can be secured via the imposition of a condition.

Community Infrastructure Levy

7.9.6 The Council adopted CIL on 1 April 2020 and the CIL Charging Schedule specifies a payment for new floorspace in line with the following rates (plus appropriate indexation):

Development Type	CIL Rate (£ per square meter)	
	Zone 1: Stevenage Central, Stevenage West Urban Extension and North of Stevenage Extension	Zone 2: Everywhere else
Residential		
Market housing	£40/m ²	£100/m ²
Sheltered housing	£100/m ²	
Extra care housing	£40/m ²	
Retail development	£60/m ²	
All other development	£0/m ²	

7.9.7 CIL is a non-negotiable charge. The exact charge will be determined by the Council's CIL officer after an application has been granted in accordance with the CIL Charging Schedule and the Community Infrastructure Levy Regulations 2010 (as amended). Opportunities for relief or exemption from the CIL charge exist and will be taken into account in the calculation of the final CIL charge.

7.9.8 CIL replaces the need for S106 agreements to specify financial and/or land contributions for non-site-specific infrastructure projects. This allows infrastructure to be planned on a borough-wide scale rather than on a site-by-site basis as mitigation against the impacts of individual proposals. A CIL Form 1: Additional Information has been submitted along with the application.

7.10 Equality, Diversity and Human Rights

7.10.1 Consideration has been given to Articles 1 and 8 of the First Protocol of the European Convention on Human Rights. It is not considered that the decision would result in a violation of any person's rights under the Convention.

7.10.2 When considering proposals placed before Members it is important that they are fully aware of and have themselves rigorously considered the equalities implications of the decision that they are taking.

- 7.10.3 Rigorous consideration will ensure that proper appreciation of any potential impact of that decision on the Council's obligations under the Public Sector Equalities Duty. As a minimum this requires decision makers to read and carefully consider the content of any Equalities Impact Assessment (EqIA) produced by officers.
- 7.10.4 The Equalities Act 2010 requires the Council when exercising its functions to have due regard to the need to (a) eliminate discrimination, harassment, victimisation and other conduct prohibited under the Act; (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it and (c) foster good relations between persons who share protected characteristics under the Equality Act and persons who do not share it. The protected characteristics under the Equality Act are: age; disability; gender reassignment; marriage and civil partnership; pregnancy and maternity; race; religion and belief; sex and sexual orientation.
- 7.10.5 In terms of inclusive access, the ground floor appears to be accessible in terms of being step-free. The first floor is not accessible but there is no requirement for this type of development to be so and would not be viable to install relevant accessibility measures.

8. CONCLUSIONS

- 8.1 The application proposes the provision of housing and the council's latest Housing Delivery Test score was below 75%. The policies most relevant for determining the application are therefore considered to be out of date and the 'tilted balance' as set out under paragraph 11(d) of the NPPF is engaged.
- 8.2 The development would make a small but nonetheless positive contribution towards meeting the borough's overall housing need. The quality of the proposed accommodation would be good both internally and externally. In these respects, the proposal accords with Policies HO9 and GD1 of the local plan. The proposal broadly aligns with Policy HO5 in all aspects except that the proposal is not on previously developed brownfield land. The provision of good quality housing on a suitable site at a time when housing delivery is constrained carries significant weight in favour of the proposal.
- 8.3 In all other respects, including the impact on the character and appearance of the surrounding area and the impact on the amenities of neighbouring occupiers, the proposal is considered to be acceptable and to accord with relevant policies. These are neutral matters.
- 8.4 Having regard to the above, the proposal is considered to accord with the development plan when read as a whole. The NPPF is a material consideration, but its application does not warrant a decision other than in accordance with the development plan. Accordingly, it is recommended that planning permission be granted.

9. RECOMMENDATIONS

- 9.1 That planning permission be GRANTED

SUBJECT TO THE FOLLOWING CONDITIONS/REASONS

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
2410-30-P-300; 2410-30-P-501-D; 2410-30-P-003-A; 2410-30-P-100; 2410-30-P-101-C; 2410-30-P-200-A; 2410-30-P-201-C; 2410-30-P-500-A; 2410-30-P-001-B; 2410-30-P-002-B;
REASON:- For the avoidance of doubt and in the interests of proper planning

- 2 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON:- To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match the materials used in the construction of the original building to the satisfaction of the Local Planning Authority.
REASON:- To ensure the development has an acceptable appearance.
- 4 No demolition or construction work relating to this permission that is audible at the site boundary shall be carried out on any Sunday, Public or Bank Holiday nor at any other time, except between the hours of 07:30 and 18:00 on Mondays to Fridays and between the hours of 08:00 and 13:00 on Saturdays.
REASON:- To safeguard the amenities of the occupiers of neighbouring properties.
- 5 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the local planning authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be submitted to and approved in writing by the local planning authority. Following completion of measures identified in the approved remediation scheme a verification report must be submitted to and approved in writing by the local planning authority.
REASON:- To ensure that the site does not pose any risk to human health and to ensure that the development does not contribute to unacceptable concentrations of pollution posing a risk to public water supply from previously unidentified contamination sources at the development site and to prevent deterioration of groundwater and/or surface water by demonstrating that the requirements of the approved verification plan have been met and that remediation of the site is completed.
- 6 All areas of hedges, scrub or similar vegetation where birds may nest which are to be removed as part of the development, are to be cleared outside the bird-nesting season (March - August inclusive) or if clearance during the bird nesting season cannot be reasonably be avoided, a suitably qualified ecologist will check the areas to be removed immediately prior to clearance and advise whether nesting birds are present. If active nests are recorded, no vegetation clearance or other works that may disturb active nests shall proceed until all young have fledged the nest.
REASON:- - Nesting birds are protected from disturbance under the Wildlife & Countryside Act 1981 (as amended).
- 7 Before any development commences, including any site clearance or demolition works, any trees on and adjacent to the site shall be protected by fencing or other means of enclosure in accordance with the Arboricultural Impact Assessment and Method Statement by Arborcare (TL-25488-25512) Rev 01 dated 30.03.2025. Such protections shall be maintained until the conclusion of all site and building operations.
REASON:- To ensure that the retained tree(s) are not damaged or otherwise adversely affected during site operations.
- 8 Prior to commencement of development, detailed technical plans shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority, which show the detailed engineering designs and construction of the vehicle accesses/driveway gradients and associated highway works concerning the footway, dropped kerb, etc. in accordance with the hereby approved plans. These works shall then be constructed to the specification of the Highway Authority and Local Planning Authority's satisfaction and completed before occupation of any part of the development.
REASON:- To ensure the provision of a vehicle access/driveway, footway and dropped kerb is safe, suitable, and sustainable for all highway users.

- 9 Prior to the first occupation of the development hereby permitted, the parking spaces shall be constructed and completed in accordance with the technical plans in condition 8, the details on approved plans 2410-30-(P)-300 and 2410-30-(P)501-D, and the details contained within the Arboricultural Impact Assessment and Method Statement by Arborcare (TL-25488-25512) Rev 01 dated 30.03.2025. The parking shall be maintained as such for the lifetime of the development and used only for the parking of motor vehicles.
REASON:- To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway in accordance with Policy 5 of Hertfordshire's Local Transport Plan (adopted 2018) and to ensure that the adjacent trees are not damaged or otherwise adversely affected.
- 10 The proposed hardstanding shall be made of a porous material, or provision shall be made to direct surface water run-off water from the hardstanding to a permeable or porous area or surface within the curtilage of the dwellinghouse.
REASON:- In the interest of visual amenity and to ensure the development is sustainable and accords with the aspirations of Class F, Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015.
- 11 No access shall be provided to the roof of the extension by way of windows, doors or staircases and the roof of the extension hereby permitted shall not be used as a balcony or sitting out area.
REASON:- To protect the amenities and privacy of the occupiers of adjoining properties.
- 12 Prior to the first occupation of the dwellings hereby permitted, details of the cycle storage shall be submitted to, and approved in writing by, the Local Planning Authority. The cycle storage shall be retained and maintained accordingly during the lifetime of the development.
REASON:- To ensure that adequate cycle parking is provided in accordance with the Council's adopted supplementary planning documents.
- 13 Prior to the first occupation of the dwelling hereby permitted, details of the waste and recycling storage shall be submitted to, and approved in writing by, the Local Planning Authority. Scaled plans and written specifications to illustrate that the storage areas can be accessed within 30m of each dwelling and within 25m of the kerbside collection point. The storage shall be retained and maintained accordingly during the lifetime of the development.
REASON:- To ensure that adequate storage is provided for waste and recycling in accordance with the Council's adopted supplementary planning documents.
- 14 No development shall take place above slab level until details of measures to address adaptation to climate change have been submitted to and approved in writing by the Local Planning Authority. These measures shall then be implemented and permanently maintained in accordance with the approved details.
REASON:- To ensure the development is adaptable to climate change through provision of energy and water efficiency measures.

The Council has acted Pro-Actively for the following reason:-

- 1 Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

INFORMATIVE

1 **Public Information on Planning Applications**

Warning: all information provided on your planning application is now publicly available. Individuals and organisations offering their services may contact you. The Council does not endorse or approve any builders, surveyors, trades persons or other supplier, and advises householders to obtain quotes/references, and check the legitimacy of any contractor who contacts them before making payment.

2 **Community Infrastructure Levy**

Stevenage Borough Council adopted a Community Infrastructure Levy (CIL) Charging Schedule at Full Council on 27 January 2020 and started implementing CIL on 01 April 2020.

This application may be liable for CIL payments and you are advised to contact the CIL Team for clarification with regard to this. If your development is CIL liable, even if you are granted an exemption from the levy, please be advised that it is a requirement under Regulation 67 of The Community Infrastructure Levy Regulations 2010 (as amended) that CIL Form 6 (Commencement Notice) must be completed, returned and acknowledged by Stevenage Borough Council before building works start. Failure to do so will mean you risk losing the right to payment by instalments and a surcharge will be imposed. NB, please note that a Commencement Notice is not required for residential extensions if relief has been granted.

Stevenage's adopted CIL Charging Schedule and further details of CIL can be found on the Council's webpages at www.stevenage.gov.uk/CIL or by contacting the Council's CIL Team at CIL@Stevenage.gov.uk.

3 **Building Regulations**

To obtain advice regarding current Building Regulations please contact Hertfordshire Building Control Ltd. by emailing us at building.control@hertfordshirebc.co.uk or phoning us on 01438 879990.

To make a building regulations application please apply through our website portal at <https://www.hertfordshirebc.co.uk/contact-us/> payment can be made online or by phoning the above number after the application has been uploaded. Please phone Hertfordshire Building Control for fees guidance on 01438 879990.

Hertfordshire Building Control can also be contacted by post at Hertfordshire Building Control Ltd, Campus East, Welwyn Garden City, Hertfordshire, AL8 6AE.

Once a building regulations application has been deposited with relevant drawings and fee building work may commence. You will be advised in their acknowledgement letter of the work stages we need to inspect but in most instances these are usually:

- Excavation for foundations
- Damp proof course
- Concrete oversite
- Insulation
- Drains (when laid or tested)
- Floor and Roof construction
- Work relating to fire safety
- Work affecting access and facilities for disabled people
- Completion

Please phone Hertfordshire Building Control on 01438 879990 before 10.00am to ensure a same day inspection (Mon - Fri).

4 **Party Wall etc. Act 1996**

Any work that affects a party wall, including foundations dug within 3.0m of a neighbouring building, may be controllable under the Act and may require approval from the adjoining owner(s). Party Wall Act matters are always civil matters and it is neither Stevenage Borough Council's nor Hertfordshire Building Control Ltd's remit to control or enforce Party Wall act matters. Please refer to the Government's explanatory booklet The Party Wall etc. Act 1996, a copy of which is available online at <https://www.gov.uk/government/publications/the-party-wall-etc-act-1996-revised-explanatory-booklet>

5 **Biodiversity Net Gain**

Applications where Biodiversity Net Gain is not required as development is considered De Minimis

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Stevenage Borough Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not apply.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the following statutory exemption or transitional arrangement is considered to apply.

1. Development below the de minimis threshold, meaning development which:
 - a) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
 - b) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

Where the local planning authority considers that the permission falls within paragraph 19 of Schedule 7A to the Town and Country Planning Act 1990, the permission which has been granted has the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun, and, if subject to phased development, before each phase of development may be begun.

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans. The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat. The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

6 Hertfordshire County Council as Highways Authority

Parking and Storage of materials: The applicant is advised that all areas for parking, storage, and delivery of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx> or by telephoning 0300 1234047.

7 Hertfordshire County Council as Highways Authority

Obstruction of public highway land: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website: <http://www.hertfordshire.gov.uk/services/transtreets/highways/> or by telephoning 0300 1234047.

8 Hertfordshire County Council as Highways Authority

Debris and deposits on the highway: It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made up carriageway, or any or other debris on a highway to the interruption of any highway user. Section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.

9 Hertfordshire County Council as Highways Authority

Avoidance of surface water discharge onto the highway: The applicant is advised that the Highway Authority has powers under section 163 of the Highways Act 1980, to take appropriate steps where deemed necessary (serving notice to the occupier of premises adjoining a highway) to prevent water from the roof or other part of the premises falling upon persons using the highway, or to prevent so far as is reasonably practicable, surface water from the premises flowing on to, or over the footway of the highway.

10 Hertfordshire County Council as Highways Authority

Construction standards for new vehicle access: Where works are required within the public highway to facilitate the new or amended vehicular access, the Highway Authority require the construction of such works to be undertaken to their satisfaction and specification, and by a contractor who is authorised to work in the public highway. If any of the works associated with the construction of the access affects or requires the removal and/or the relocation of any equipment, apparatus or structures (e.g. street name plates, bus stop signs or shelters, statutory authority equipment etc.) the applicant will be required to bear the cost of such removal or alteration. Before works commence the applicant will need to apply to the Highway Authority to obtain their permission, requirements and for the work to be carried out on the applicant's behalf. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/changes-to-your-road/dropped-kerbs/dropped-kerbs.aspx> or by telephoning 0300 1234047.

10. BACKGROUND DOCUMENTS

1. The application file, forms, plans and supporting documents having the reference number relating to this item.
2. Stevenage Borough Council Supplementary Planning Documents – Parking Provision adopted February 2025, Stevenage Design Guide adopted February 2025, Stevenage Borough Council Developer Contributions adopted February 2025.
3. Stevenage Borough Local Plan 2011 – 2031 adopted 2019.
4. Hertfordshire County Council's Local Transport Plan 4 adopted May 2019.
5. Responses to consultations with statutory undertakers and other interested parties referred to in this report.
6. Central Government advice contained in the National Planning Policy Framework December 2024 and Planning Practice Guidance.

The Meeting: Planning and Development Agenda Item:
Committee

Date: 05 June 2025

Author: James Chettleburgh

Lead Officer: Alex Robinson

Contact Officer: James Chettleburgh

Application Nos: 25/00277/FP

Location: Bus Interchange, Danesgate, Stevenage.

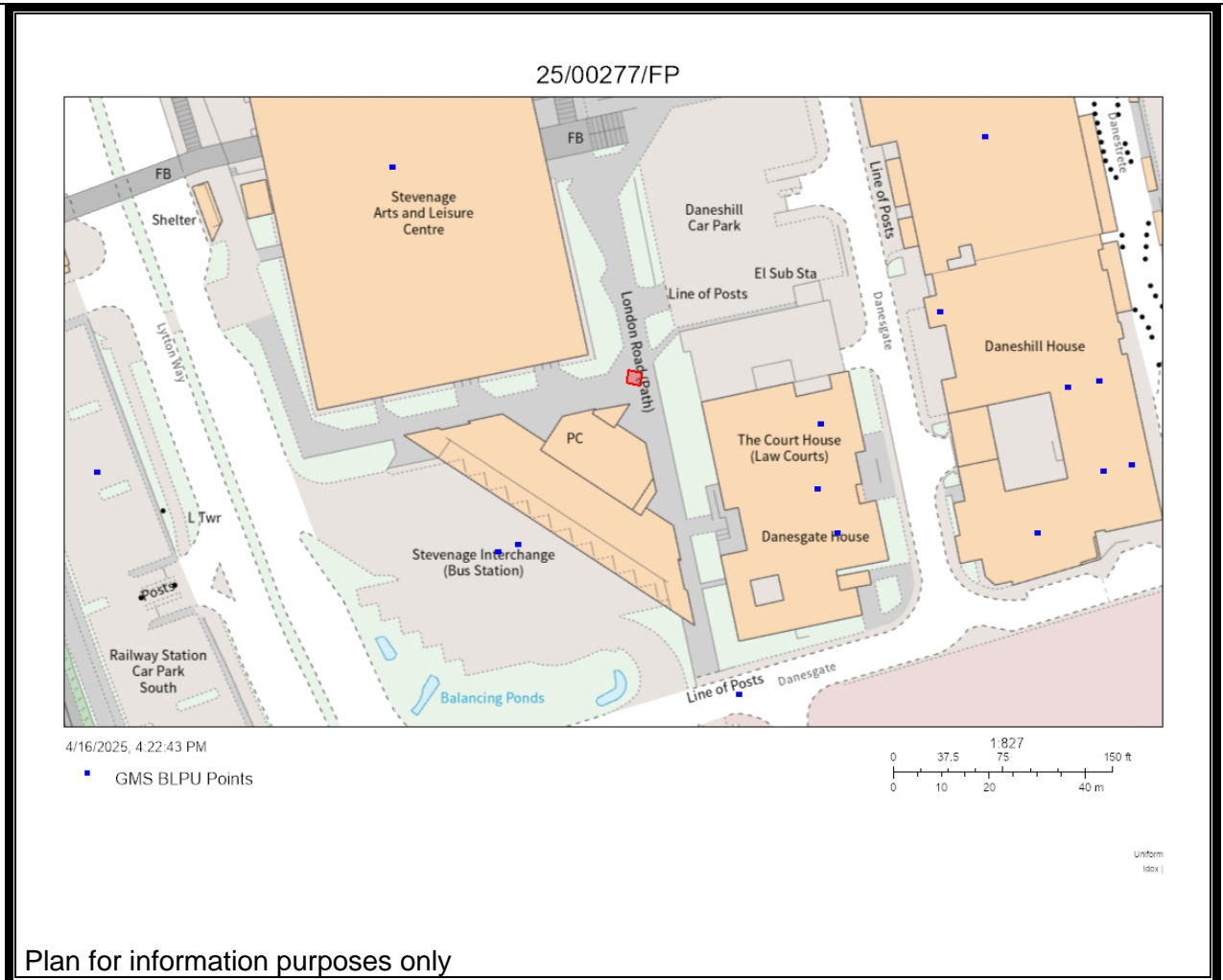
Proposal: Installation of Public Art outside main entrance to Bus Interchange.

Drawing Nos. Site Location Plan; HDM-311224_01 P5; STV-CON-Z0-ZZ-DR-985001 C7; STV-CON-Z1-ZZ-DR-D-985100 C4 .

Applicant: Junction 7 Creatives

Date Valid: 9th April 2025

Recommendation: GRANT PLANNING PERMISSION



1. SITE DESCRIPTION

- 1.1 The application site is located at the western edge of Stevenage Town Centre opposite the main entrance to the Bus Interchange (see Figure 1). The site itself comprises part of the pedestrianised highway (also referred to as the old London Road). To the north of site lies the existing Arts and Leisure Building and to the west lies the A602 Lytton Way which is a dual carriageway. Along the southern boundary is Danesgate which is a spur road off Lytton Way and to the east is the Magistrates Court and Registry Office.



Figure 1: Proposed location of the sculpture.

- 1.2 In terms of the surrounding area, beyond Lytton Way is Stevenage Train Station and associated parking. To the south-west lies Stevenage Police Station and to the south and south-east is additional surface parking and the Matalan Store. To the east beyond the Magistrates Court and Registry Building are the main Stevenage Borough Council Offices, the existing bus station as well as the main town centre. To the north beyond the Arts and Leisure building lies Tesco superstore and Skyline development.
- 1.3 The site is designated within the Local Plan (2019) as falling in the town centre. It is not located within nor adjacent to a Conservation Area. The site does not have any statutory designations relating to heritage. The Environment Agency's Flood Map indicates the site falls within Flood Zone 1 (low probability of fluvial flooding). There are no trees subject to Tree Preservation Orders on, or within close proximity.

2. RELEVANT PLANNING HISTORY

- 2.1 There have been numerous permissions granted in the past for advertisements, extensions and refurbishment works to the Arts and Leisure building. These are not particularly relevant to this planning application.
- 2.2 Planning application 07/00810/OP sought outline permission for a comprehensive redevelopment for a mix of uses to include a full range of retail uses (Class A1, A2, A3, A3 and A5), housing (Class C3), hotel (Class C1), leisure (Class D2), offices (Class B1), voluntary services (Class D1), magistrates court, replacement bus station, together with ancillary and associated developments, pedestrian and cycle circulation and open space, car parking, vehicular access, servicing facilities, highway works, plant and machinery, landscaping and enabling works. Demolition of existing buildings and structures, the closure and alteration of highways and cycleways and the internal

and external alteration of buildings being retained, engineering works and construction of new buildings and structures. This application has not been proceeded with.

- 2.3 Planning application 20/00135/FPM sought permission for the construction of a new bus interchange including covered bus waiting area, ancillary accommodation building which consists of a café retail unit, shop mobility store, waiting area and toilet facilities, Lytton Way bus shelters and coach stands, associated vehicle hardstanding, public realm improvements, associated highway works and external stores on London Road. This application was granted planning permission in June 2020.
- 2.4 Discharge of condition application 20/00425/COND sought to discharge conditions 10 (Piling) and 20 (Archaeology) and Partial discharge of condition 13 (Drainage) attached to planning permission reference 20/00135/FPM. The condition application was approved in November 2020.
- 2.5 Variation of condition application 20/00486/FPM sought to vary conditions 28 (Highway Boundaries) and 29 (Stopping Up Order) attached to planning permission reference 20/00135/FPM. This application was granted planning permission in December 2020.
- 2.6 Discharge of condition application 20/00543/COND sought to discharge condition 8 (construction traffic plan) attached to planning permission reference number 20/00135/FPM. The condition application was approved in October 2020.
- 2.7 Discharge of condition application 20/00603/COND sought to discharge condition 33 (Site Waste Management Plan) attached to planning permission 20/00135/FPM. The condition application was approved in November 2020.
- 2.8 Non-material amendment application 21/00058/NMA sought to amend planning permission reference number 20/00135/FPM to alter shelter design of coach stand in Lytton Way, landscaping details, roof lighting over concourse area, ancillary Building external appearance, location of PVs, location of opening vents, bus boarding screen height, amendment to bus boarding point doors, and levels and Ancillary building internal parapet wall material. This application was granted in March 2021.
- 2.9 Non-material amendment application 21/00950/NMA sought to amend planning permission reference number 20/00135/FPM and 20/00486/FPM to create additional planting adjacent to the bus stand to Lytton Way along with relocation of the trees to the East side of the exiting Leisure Centre and squaring off of the bus exit to the South. This application was granted in October 2021.

3. THE CURRENT APPLICATION

- 3.1 The proposed development seeks permission to erect a public art sculpture located close to the main entrance of the Bus Interchange. The sculpture would feature three stacked stones which would be decorated in mosaics showing the history of Stevenage and the memories of current residents.
- 3.2 The sculpture would cover an area of 1.5m² with dimensions measuring 2.5m in height with a concrete plinth measuring 0.8m by 1m. The foundations would measure 1m by 1.2m with an overall depth of 0.5m. The proposal is part of a wider arts and heritage programme which is being promoted by Stevenage Borough Council.
- 3.3 This application comes before the Planning and Development Committee as the landowner is Stevenage Borough Council ('the Council') and the applicant has been procured on-behalf of the Council.

4. PUBLIC REPRESENTATIONS

- 4.1 Following notification of the application via letter and the erection of a site notice, comments have been received from the Bus Users Group. They have confirmed support for the application as they have been involved with the community consultation on the project and look forward to the unveiling of the sculpture.
- 4.2 Three objections, including an objection from Cycle UK Stevenage, have also been received which can be summarised as follows:
- The siting and position of the sculpture will have a negative impact on the safety and convenience of pedestrians and cyclists, especially as this is a busy area where multiple modes of transport intersect.
 - There is no assessment as part of the application submission which considers the impact of placing the sculpture in the current location in terms of safety of the public.
 - The applicant should consider alternative locations for the sculpture in a more visible, less obstructive location ensuring the safety and convenience of all users.
- 4.3 Verbatim copies of comments and representations received can be viewed on the Council's website.

5. CONSULTATIONS

5.1 Council's Engineering Services Section.

- 5.1.1 The Council's Engineering Service Section has undertaken assessment of the application with due consideration given to Local Transport Note 1/20 (LTN1/20). It has been identified that between the sculpture and the back edge of the footpath / highway verge which borders the Magistrates court the width of the shared surface area would be 4.6m (exceeding the 4m minimum width requirement). In terms of the width between the sculpture and the landscaped area to the north / adjacent to the Gordon Craig / Leisure Centre, the width would be 6.2m (See figure 1).

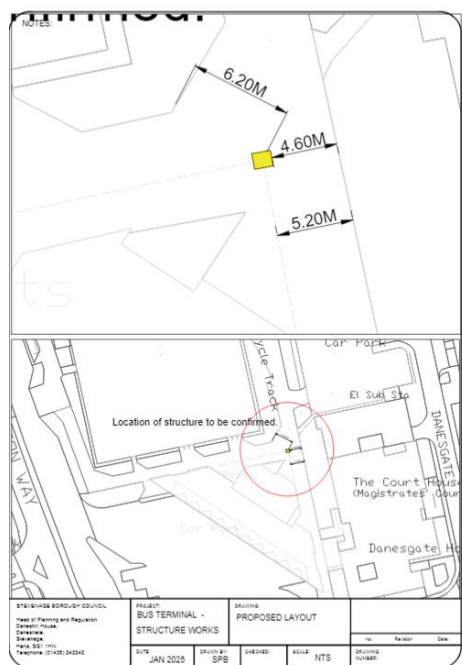


Figure 1: Extract of Proposed Layout Plan by SBC Engineers.

- 5.1.2 The proposed siting and position of the sculpture has therefore, been determined to be compliant with LTN 1/20.

5.2 Council's SDS Section.

- 5.2.1 No comments received.

5.3 Police Crime and Prevention Design Advisor.

- 5.3.1 No comments received.

5.4 Hertfordshire County Council as Highways Authority.

- 5.4.1 The planning proposal seeks highway views for the installation of public artwork near the main entrance to the bus interchange. The submitted location plan for the proposed artwork shows that the artwork will be put within the Bus Interchange, which is not public highway land and cannot be maintained by the roads. Therefore, the Highway Authority does not intend to comment on the development.

6. RELEVANT PLANNING POLICIES

6.1 National Planning Policy Framework

- 6.1.1 The latest revision of the NPPF was published in December 2024. The policies it contains are material considerations which will be taken into account in dealing with applications. Due weight will be given to development plan policies according to their degree of consistency with the NPPF.

6.2 Planning Practice Guidance

- 6.2.1 The Planning Practice Guidance ("PPG") is an online resource containing guidance supplementing the NPPF. The PPG is a material consideration which should be taken into account in determining planning applications.

6.3 National Design Guide

- 6.3.1 The National Design Guide 2019 is Government guidance on the characteristics of well-designed places and demonstrates what good design means in practice. It has the same status as the PPG and should similarly be taken into account when determining planning applications.

6.4 Background to the development plan

- 6.4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that the decision on the planning application should be in accordance with the development plan unless material considerations indicate otherwise. For Stevenage the statutory development plan comprises:

- The Stevenage Borough Council Local Plan 2011-2031 (Adopted 2019)
- Hertfordshire Waste Development Framework 2012 and Hertfordshire Waste Site Allocations Development Plan Document (adopted 2012 and 2014); and
- Hertfordshire Minerals Local Plan 2002 – 2016 (adopted 2007).

- 6.4.2 The Stevenage Borough Local Plan 2011-2031 was adopted in 2019. The council concluded a full review of the plan in 2024, as required by regulation 10A of the Town

and Country Planning (Local Planning) (England) Regulations 2012 (as amended). In response to the review, the council is carrying out a partial update of the Local Plan. Weight will be given to emerging policies according to:

- a) The stage of preparation of the emerging plan;
- b) The extent to which there are unresolved objections to the policies; and
- c) The degree of consistency between the policies and the most recent revision of the NPPF.

- 6.4.3 Where there are emerging policies which are relevant to the application, these will be highlighted in the main body of this report. The policies set out below are most relevant in the determination of this application:

Policy SP1: Presumption in favour of sustainable development.

Policy SP2: Sustainable Development in Stevenage.

Policy SP8: Good Design.

Policy TC1: Town Centre.

Policy TC4: Station Gateway Major Opportunity Area.

Policy TC5: Central Core Major Opportunity Area.

Policy GD1: High Quality Design.

Policy IT4: Transport assessments and travel plans.

6.5 Supplementary Planning Documents

- 6.5.1 The following supplementary planning documents are relevant to determining the application:

Stevenage Design Guide Supplementary Planning Document February 2025.

6.6 Community Infrastructure Levy Charging Schedule

- 6.6.1 Stevenage Borough Council adopted a Community Infrastructure Levy Charging Schedule in 2020. This allows the Council to collect a levy to fund infrastructure projects based on the type, location and floorspace of a development.

APPRAISAL

- 7.1 The main issues for consideration in the determination of the application are its acceptability in land use policy terms, impact on visual amenity, impact on residential amenity, highway safety and biodiversity net gain.

7.2 Policy Considerations

- 7.2.1 Policy SP2 of the Local Plan provides that planning permission will be granted where proposals demonstrate, how amongst other matters they will:

- Regenerate areas of the town that are under performing;
- Make good use of land and maximise opportunities for brownfield redevelopment in the town;
- Improve quality of life and make sure that residents share in the benefits of regeneration;
- Promote journeys by bus;
- Make high quality buildings and spaces that respect and improve their surroundings; and
- Support facilities that encourage people to live, work and spend leisure time in Stevenage.

- 7.2.2 Looking at the site itself in terms of its allocation in the Local Plan, this is located in Stevenage Town Centre as identified under Policy TC1 in the Stevenage Borough Local Plan 2011-2031 (adopted 2019) and Local Plan Partial Review (2024). More specifically, the site is designated as falling within the Station Gateway Major Opportunity Area (MOA) under Policy TC4 and Central Core MOA under Policy TC5. Dealing firstly with Policy TC4, this policy focuses on the wider regeneration of the station gateway area including the creation of a high-quality gateway and arrival experience.
- 7.2.3 In relation to Policy TC5, part (i) of this policy states that applications should address the principle of a replacement bus station closer to the train station (this aspect of the policy has been delivered). Employment Policy EC1/5 of the adopted Local Plan (2019) identifies Stevenage Central, in which this application site forms part of, as an area to provide 35,000m² of B1(a) Office floorspace (now Class E(g)(i) as defined under the Local Partial Review 2024).
- 7.2.4 The proposed development could be classed as a visitor attraction whereby it seeks to represent the history and culture of the town and its people. It also contributes to the wider public realm works which have been delivered as part of the Bus Interchange development. In addition, it also complements the Council's aspirations of regenerating the station gateway and delivering an enhanced arrival experience as you enter into the town centre.
- 7.2.5 Given the above, the principle of the sculpture sited in this location is considered acceptable given its intrinsic value as part of the regeneration of Stevenage Town Centre. It would accord with the core planning principles outlined in the NPPF (2024) as well as the policies contained in the Local Plan (2019) and Local Plan Partial Review (2024).

7.3 Impact on Visual Amenity

- 7.3.1 In terms of design, Policy SP8 of the Local Plan requires new development to achieve the highest standards of design and sustainability. Policy GD1: High quality design generally requires all forms of development to meet a high standard of design which includes form of built development, elevational treatment and materials along with how the development would integrate with the urban fabric, its relationship between buildings, landscape design and relevant aspects of sustainable design.
- 7.3.2 The Council's Design Guide SPD (2025) sets out good design is inclusive and accessible for everyone, has a positive impact on the environment, integrated into its immediate and wider surroundings with respect to public spaces, the quality of these spaces between buildings is as important as the buildings themselves. They are streets, squares and other spaces that are open to all.
- 7.3.3 Paragraph 131 of the National Planning Policy Framework (NPPF) 2024 requires the creation of high quality and sustainable buildings and places as they are deemed fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live, work and helps make development acceptable to communities.
- 7.3.4 The National Design Guide (2019) which was published by National Government is a material consideration in the determination of planning applications. It sets out that Buildings are an important component of places and proposals for built development are a focus of the development management system.

7.3.5 The proposed design of the sculpture is deemed to be of high quality and would complement the contemporary modern architecture of the bus interchange and that of the wider public open space. In addition, its limited size and scale in combination with its overall siting and position would also limit its visual impact as viewed from the wider street scene. Further to this, the sculpture would also widen the public's interaction with and understanding of the town's heritage along with creating a key gateway feature into the town centre.

7.3.18 Given the aforementioned assessment, it is considered that the proposal would complement the bus interchange and wider public open space along with the wider regeneration aspirations of Stevenage Town Centre. With that in mind, the scheme is regarded as being in accordance with Policies SP8 and GD1 of the Local Plan (2019) and Local Plan Partial Review (2024) as well as the Council's Design Guide SPD (2025) and Section 12 of the NPPF (2024).

7.4 Impact on Residential Amenity

7.4.1 Paragraph 96 of the NPPF (2024) requires planning decisions to achieve healthy, inclusive and safe places. Policy GD1 of the Local Plan and Local Plan Partial Review requires proposals not to adversely affect the amenity of neighbouring uses or the surrounding area. This requirement is also reflected in the Council's Design Guide SPD (2025).

7.4.2 Whilst there are residential properties which lie near the application site, it is not considered the proposal would result in any significant adverse impacts on residential amenity in accordance with the NPPF (2024), Policy GD1 of the Local Plan (2019) and Local Plan Partial Review (2024) as well as the Council's Design Guide SPD (2025).

7.5 Highway Safety

7.5.1 Policy IT5 of the Local Plan Partial Review (2024) stipulates that planning permission will be granted where:

a. Development would not have an unacceptable impact upon highway safety....

7.5.2 The proposed sculpture would be located within the existing public realm area surrounding the bus interchange. It has been positioned so persons using wheelchairs and pushchairs for example would remain unhindered when entering and exiting the bus interchange. In addition, they would also be able to freely pass and re-pass through the wider public open space.

7.5.3 With regards to the operation of the wider highway network, the sculpture can only be accessed by foot and is positioned away from the trafficked highway of Lytton Way and Danesgate. Moreover, the sculpture would also be well screened from view by the existing bus interchange building. Given this, the sculpture would not act as a form of distraction to users of the trafficked highway and thus, would not prejudice the safe operation of the highway network. Hertfordshire County Council as Highway Authority has raised no objections.

7.6 Biodiversity Net Gain

7.6.1 The Environment Act received royal ascent in 2021. Within the legislation is the requirement for proposals to bring about a positive net gain in biodiversity. The regulations make a 10% net gain a statutory requirement (with a standard condition). The requirement and the ways in which this gain is measured apply to planning applications for minor development submitted after the regulations came into force on 12 February 2024.

7.6.2 The NPPF and accompanying PPG require the Council to achieve measurable net gains in biodiversity at development sites across the Borough unless they are exempt. Policy SP12 of the Local Plan requires the protection of assets of ecological and biodiversity value. This policy has not been amended by the Local Plan Review and carries significant weight.

7.6.3 Notwithstanding the above, the regulations do set out a number of exemptions with respect to the net gain condition. In this regard where a development does not impact a priority habitat and impacts less than:

- 25 square metres of on-site habitat;
- 5 metres of on-site linear habitats such as hedgerows.

7.6.4 As the proposal would not impact upon any priority habitat or any habitats which fall within the above criteria due to the site being made up of hard surfacing, biodiversity net gain does not apply to this development.

7.7 Equalities impact

7.7.1 Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:-

(1) A public authority must, in the exercise of its functions, have due regard to the need to:

- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

7.7.2 Officers have taken this into account in the assessment of this application and the Committee must be mindful of this duty *inter alia* when determining all applications. The consultation process has served to notify all relevant adjoining parties likely to be impacted by the development. However, additional regard has been given to any potential impact upon the protected characteristics outlined in the Equalities Act 2010 Section 149 and the provisions contained therein. It is considered that due regard has been given to the impact of the scheme on all groups with the protected characteristics schedule.

7.7.3 There are no known equality implications arising from this development.

7.7.4 This decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and the Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

8 CONCLUSIONS

8.1 The proposed development is considered to be compliant with the relevant national and local policy as it is an appropriate design and scale, would not have an adverse impact upon the character and appearance of the area, would not have a significant adverse impact upon the amenity of neighbours or the safety and operation of the highway network.

- 8.2 Taking national and local planning policies into account, and regarding all relevant material considerations, it is recommended that planning permission be granted.

9 RECOMMENDATIONS

- 9.1 That this application be Granted Planning Permission subject to the following conditions:-

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan; HDM-311224_01 P5; STV-CON-Z0-ZZ-DR-985001 C7; STV-CON-Z1-ZZ-DR-D-985100 C4.

REASON:- For the avoidance of doubt and in the interests of proper planning.

- 2 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON:- To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

Pro-active statement

Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant at the pre-application stage and during the determination process which lead to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the National Planning Policy Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

INFORMATIVES

- 1 To obtain advice regarding current Building Regulations please contact Hertfordshire Building Control Ltd. by emailing us at building.control@hertfordshirebc.co.uk or phoning us on 01438 879990. To make a building regulations application please apply through our website portal at <https://www.hertfordshirebc.co.uk/contact-us/> payment can be made online or by phoning the - 43 - above number after the application has been uploaded. Please phone Hertfordshire Building Control for fees guidance on 01438 879990. Hertfordshire Building Control can also be contacted by post at Hertfordshire Building Control Ltd, Campus East, Welwyn Garden City, Hertfordshire, AL8 6AE. Once a building regulations application has been deposited with relevant drawings and fee building work may commence. You will be advised in their acknowledgement letter of the work stages we need to inspect but in most instances these are usually: Excavation for foundations Damp proof course Concrete oversite Insulation Drains (when laid or tested) Floor and Roof construction Work relating to fire safety Work affecting access and facilities for disabled people Completion Please phone Hertfordshire Building Control on 01438 879990 before 10.00am to ensure a same day inspection (Mon - Fri).
- 2 Applications where Biodiversity Net Gain is not required as development is considered De Minimis. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless: a) a Biodiversity Gain Plan has been submitted to the planning authority, and b) the planning authority has

approved the plan. The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Stevenage Borough Council. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not apply.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the following statutory exemption or transitional arrangement is considered to apply.

1. Development below the de minimis threshold, meaning development which:
 - a) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
 - b) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

Where the local planning authority considers that the permission falls within paragraph 19 of Schedule 7A to the Town and Country Planning Act 1990, the permission which has been granted has the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply. Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun, and, if subject to phased development, before each phase of development may be begun.

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans. The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat. The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

More information can be found in the Planning Practice Guidance online at <https://www.gov.uk/guidance/biodiversity-net-gain>.

10 BACKGROUND DOCUMENTS

1. The application file, forms, plans and supporting documents having the reference number relating to this item.
2. Stevenage Borough Council Supplementary Planning Documents – Stevenage Design Guide adopted February 2025.
3. Stevenage Borough Local Plan 2011 – 2031 adopted 2019.
4. Local Plan Partial Review 2024 (Reg19)
4. Hertfordshire County Council's Local Transport Plan 4 adopted May 2019.
5. Responses to consultations with statutory undertakers and other interested parties referred to in this report.
6. Central Government advice contained in the National Planning Policy Framework December 2024 and Planning Policy Guidance.

Meeting: Planning and Development Committee

Agenda Item:

Date: 5 June 2025

Author: Rebecca Elliott

Lead Officer: Alex Robinson

Contact Officer: Rebecca Elliott

Application No: 24/00544/FP

Location: 11-19 Town Square, Town Centre, Stevenage.

Proposal: Alterations and refurbishment to include a new roof, replacement windows and fascia boards and air conditioning units.

Drawing Nos.: SGEH-BBA-ZZ-RF-DE-A-2204 Rev P01; Site Location Plan; SGEH-BBA-ZZ-ZZ-DR-A-3002 Rev 02; SGEH-BBA-ZZ-ZZ-SH-A-7751 Rev P01; 00-M-01-0300-01 T1; SGEH-BBAZZ-01-DR-A-2202 Rev C01; SGEH-BBA-ZZ-RF-DR-A-2006 Rev P01; SGEH-BBA-ZZ-RFDR-A-2104 Rev P01; SGEH-BBA-ZZ-ZZ-DR-A-3001 Rev 02; SGEH-BBA-ZZ-ZZ-DR-A-3003 Rev C01; SGEH-BBA-ZZ-ZZ-SH-A-7051 Rev P01.

Applicant: Stevenage Borough Council

Date Valid: 31 July 2024

Recommendation: GRANT PLANNING PERMISSION.



Plan for information purposes only

1. SITE DESCRIPTION

- 1.1 The application site is located within the designated area of Stevenage Town Centre as well as the Town Square Conservation Area. The site comprises a pre-cast reinforced concrete three-storey flat roofed building which consists of crittall glazed windows, exposed stone aggregate panels and brickwork. 11-19 Town Square makes up the north eastern most parade of units bounded to the west by the former bus station, now known as Event Island. Nos.17 and 19 Town Square fall within the Town Centre Conservation Area.
- 1.2 To the south of the application site is the main Town Square which comprises the Grade II Listed Clock Tower and Surrounding pool. There is also the Grade II Listed Joy Ride which comprises a bronze mother and child sculpture by Franta Belsky. The sculpture is set on top of a platform with stairs and railings to either side. The buildings which form the main shopping parade of Queensway are generally uniform in design, being three-storeys in height with a shopping parade at ground floor level with the fenestration at first and second floor level comprising single-glazed crittall windows.

2. RELEVANT PLANNING HISTORY

- 2.1 Aside from historic applications for the development of the Town Centre post war, the history of the units in question is listed below.
- 2.2 85/2/0033A/85 Illuminated fascia and projecting signs. Advertisement consent granted on 18 October 1985
- 2.3 00/00542/AD Display of internally illuminated sign. Advertisement consent granted on 8 February 2001
- 2.4 00/00573/FP Change of use from A1 to A2 use (Solicitors Office). Permission granted on 13 March 2001
- 2.5 01/00037/FP Change of use from retail (A1) to food and drink (A3) use. Permission granted on 18 April 2001.
- 2.6 01/00446/AD Display of internally illuminated fascia and box projecting sign. Advertisement consent granted on 28 February 2002.
- 2.7 01/00447/FP Installation of new shopfront. Permission granted on 10 October 2001.
- 2.8 11/00428/AD Retention of 1no. internally illuminated fascia sign and 1no. internally illuminated projecting sign. Advertisement consent granted on 20 September 2011.
- 2.9 12/00377/AD Installation of 1no. externally illuminated fascia and 1no. internally illuminated projection sign. Advertisement consent granted on 28 September 2012.
- 2.10 24/00544/FP Alterations and refurbishment to include a new roof and replacement windows and fascia boards. Permission granted on 9 September 2024.
- 2.11 24/00846/FP Variation of Condition 1 (approved plans) attached to planning permission 24/00544/FP to incorporate mechanical plant with screening. Application withdrawn on 14 February 2025.

3. THE CURRENT APPLICATION

- 3.1 The application follows approval 24/00544/FP comprising external alterations to replace existing windows and fascia boards, as well as a new/replacement roof. Additional works

seeking permission in this case is the installation of air conditioning units and screening, and louvred screens to 6no. windows. The current application was submitted as the location of the units is outside the original red line plan for planning permission reference 24/00544/FP. The units would be sited on the roof of an existing single storey flat roof projection within the service yard area to the rear of the building. The louvred screens would also be installed on the rear elevation.

3.2 As approved under planning permission reference 24/00544/FP the replacement fascia boards, replacement windows and roof works have all been undertaken in accordance with the above planning permission. The current application sites these works as they were not complete at the time of submission and best practice advises that where works are still being undertaken and the development is revised, any new application include said works. Hence the application seeks approval of these elements also.

3.2 This application has been referred to the Planning and Development Committee as Stevenage Borough Council is the applicant and landowner.

4. PUBLIC REPRESENTATIONS

4.1 This planning application has been publicised by way of a site notice and neighbouring properties have been notified about the application via a letter. The application was also published in the local press as it is partially located within the Town Square Conservation Area. No observations have been received.

5. CONSULTATIONS

5.1 B.E.A.M.S Councils Historic Advisor

5.1.1 Consent has previously been granted for alterations and upgrades to 11 – 19 Town Square under application 24/00544/FP. The current application proposes the following changes:

The installation of air condition units with an acoustic screen on a flat roof to the rear elevation and the provision of a louvred screen to 6 windows on the rear elevation.

These changes are to the rear of the building which faces a parking area and includes a number of a/c units (and other plant) and various alterations. The a/c units will not be prominently sited and will be screened. The louvres to the windows are acceptable.

The proposed works are sensitively handled and will preserve the significance of the property and the Town Centre Conservation Area in accordance with National and Local Plan Policy; recommend approval.

5.2 Environmental Health

5.2.1 Following a recent site visit, I understand that this application is largely retrospective in nature as the air conditioning plant and acoustic enclosure are already present and the former in operation. My observations of the noise output from the plant, the prevailing noise climate of the area, and a review of local noise complaint records suggest that the noise impact of the application is likely to be modest. Accordingly, I do not recommend any conditions should the Local Planning Authority be minded to approve the application.

6. RELEVANT PLANNING POLICIES

6.1 National Planning Policy Framework

- 6.1.1 The latest revision of the NPPF was published in December 2024. The policies it contains are material considerations which will be taken into account in dealing with applications. Due weight will be given to development plan policies according to their degree of consistency with the NPPF.

6.2 Planning Practice Guidance

- 6.2.1 The Planning Practice Guidance (“PPG”), with which Members are fully familiar, is an online resource containing guidance supplementing the NPPF. The PPG is a material consideration which should be taken into account in determining planning applications.

6.3 National Design Guide

- 6.3.1 The National Design Guide 2021 is Government guidance on the characteristics of well-designed places and demonstrates what good design means in practice. It has the same status as the PPG and should similarly be taken into account when determining planning applications.

6.4 Background to the Development Plan

- 6.4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise. For Stevenage, the statutory development plan comprises the following documents:

- The Stevenage Borough Council Local Plan 2011-2031 (adopted 2019)
- The Hertfordshire Waste Core Strategy & Development Management Policies Development Plan Document 2011-2026 (adopted 2012)
- The Hertfordshire Waste Site Allocations Development Plan Document 2011-2026 (adopted 2014)
- The Hertfordshire Minerals Local Plan Review 2002-2016 (adopted 2007)

- 6.4.2 The Stevenage Borough Local Plan 2011-2031 was adopted in 2019. The council concluded a full review of the plan in 2024, as required by regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). In response to the review, the council is carrying out a partial update of the Local Plan. Weight will be given to emerging policies according to:

- a) The stage of preparation of the emerging plan;
- b) The extent to which there are unresolved objections to the policies; and
- c) The degree of consistency between the policies and the most recent revision of the NPPF.

6.5 Stevenage Borough Local Plan (2011 to 2031) Partial Review

- 6.5.1 On 21 November 2024, the Council issued its Regulation 19 consultation on the Stevenage Local Plan 2011-2031 Partial Review and Update (2024). The main policy updates to the Stevenage Borough Local Plan which was adopted in May 2019 and are relevant to this application are as follows:

Policy SP1: Presumption in favour of sustainable development
Policy SP8: Good design
Policy SP13: The historic environment
Policy GD1: High quality design
Policy NH10: Conservation areas

- 6.6.2 In accordance with paragraph 49 of the NPPF (2024) with regards to the determination of planning applications, it states:

Local planning authorities may give weight to relevant policies in emerging plans according to:

- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);*
- b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and*
- c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).*

- 6.6.3 Based on the above, policies of emerging plans gain weight as they progress through the process of consultation, examination and whether they attract objections. Therefore, the weight that can be applied to the policies contained in the Stevenage Local Plan 2011-2031 Partial Review and Update (2024) are set out as follows:

- Low Weight – Regulation 18 pre-consultation.
- Moderate Weight – Regulation 18 post-consultation.
- Substantial weight – Regulation 19.*
- Full weight – Adoption.

*Given that any new and significantly revised Local Plan policies are subject to Examination in Public by the Secretary of State, respective weighting of the Local Plan policies under the Local Plan Partial Review and Update at Regulation 19 consultation stage will vary. Weighting of policies applied to decision making will be assessed on a policy-by-policy basis.

6.7 Supplementary Planning Documents

Parking Provision SPD (2025)
Stevenage Design Guide SPD (2025)

Developer Contributions SPD (2025)

6.8 Community Infrastructure Levy

Stevenage Borough Council adopted a Community Infrastructure Levy Charging Schedule in 2020. This allows the Council to collect a levy to fund infrastructure projects based on the type, location and floorspace of a development. This application proposal would be CIL liable but would be exempt.

7. APPRAISAL

- 7.1 The main issues for consideration in the determination of this application are the design and visual impact on the conservation area as a heritage asset, and impact on the amenities of neighbouring properties.

7.2 Design

National Planning Policy Framework and Planning Practice Guidance

- 7.2.1 Chapter 12. Achieving well-designed places of the NPPF (2024) stipulates that the creation of high quality and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be

tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process. Where development is not well designed, permission should be refused.

7.2.2 The National Design Guide 2019, which was published by the Government, is a material consideration in the determination of planning applications. It states that buildings are an important component of places and proposals for built development are a focus of the development management system. However, good design involves careful attention to other important components of places. These include:

- the context for places and buildings;
- hard and soft landscape;
- technical infrastructure – transport, utilities, services such as drainage; and
- social infrastructure – social, commercial, leisure uses and activities.

7.2.3 A well-designed place is unlikely to be achieved by focusing only on the appearance, materials and detailing of buildings. It comes about through making the right choices at all levels, including:

- the layout;
- the form and scale of buildings;
- their appearance;
- landscape;
- materials; and
- their detailing.

Development Plan

7.2.4 Whilst the policies contained in the local plan have limited weight, Policy SP8 generally reflects the requirements of the NPPF in that it requires new development to achieve the highest standards of design and sustainability. In addition, Policy GD1 generally requires all forms of development to meet a high standard of design which includes form of built development, elevational treatment and materials along with how the development would integrate with the urban fabric, its relationship between buildings, landscape design and relevant aspects of sustainable design.

Officer comment

7.2.5 The works proposed are fairly modest in scale and predominantly already have planning permission following approval of application reference 24/00544/FP. Therefore, it is considered acceptable in this case to concentrate on the elements which did not form part of the planning permission above. These works include the installation of air conditioning plant and associated screening, and the replacement of 6no. windows with louvres on the rear elevation of the building.

7.2.6 Following a site visit, the works appear to have already been carried out. The air conditioning plant is located on the roof of a flat roof projection off the rear of No.19 Town Square. It is visible from the rear parking and service yard area which is utilised by several retail units in the town centre. The units have been screened with an acoustic screen, although other air condition units are clearly visible in the immediate area.

7.2.7 A total of 6no. windows have been replaced with louvres to provide ventilation. These are spread across the first and second floors, with two on the northern end of the rear elevation, and the remaining four closer to the southern end of the rear elevation. All the works are considered to have limited impact on the visual appearance of the area, being in-keeping with the character of this service yard area in the Town Centre.

7.3 Impact on Heritage Assets

National Planning Policy Framework and Planning Practice Guidance

- 7.3.1 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority should have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 7.3.2 Paragraph 212 of the NPPF (2024) states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Paragraph 213 goes on to state that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
- 7.3.3 Paragraph 214 sets out that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 7.3.4 In reference to paragraph 215 this sets out that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Development Plan

- 7.3.5 Additional to the above, Policy SP13 of the Adopted Local Plan relates to the historic environment. This states that the council will preserve and enhance the most important area and characteristics of Stevenage. The policy goes on to state that the Council will:-
- a) Have carried out Heritage Impact Assessments for development sites within, or adjacent to, conservation areas. Site specific mitigation measures have been incorporated to minimise the impacts of development.
 - b) Will use national guidance and legislation to review, designate and determine planning applications affecting heritage assets.
 - c) Will protect areas of archaeological importance and other relevant heritage assets by applying the detailed policies set in this plan.
- 7.3.6 Policy GD1 of the Local Plan (2019) generally requires all forms of development to meet a high standard of design which includes form of built development, elevational treatment and materials along with how the development would integrate with the urban fabric, its relationship between buildings, landscape design and relevant aspects of sustainable design.

Supplementary Planning Document

- 7.3.7 The Town Centre Conservation Area Management Plan (2012) identifies the conservation area for the Town Centre area, as well as listed buildings, and non-listed local historic buildings of importance. The document also seeks to assess and identify threats and opportunities within the area and to provide a benchmark for assessing and managing change.
- 7.3.8 In respect of alterations and extensions to buildings in the conservation area the Management Plan states that alterations and extensions should not dominate an existing building's scale or alter the composition of its main elevations. Furthermore, the materials which are in use are those which were used as part of the construction of the first phase of

the pedestrianised town centre, and therefore should be enhanced as far as possible to ensure that this connection with the New Town is maintained.

Officer comment

7.3.9 Two of the units within the site area, No's 17 and 19 Town Square are located within the Conservation Area, with the remaining units to the north affecting the setting of the Conservation Area. Within the Town Square to the south there are listed structures (Clock Tower, Joyride sculpture and Platform), although these are set apart from the site by built form along the northern edge of the main square. Buildings which have undergone similar alterations to those proposed. As such, it is reasonable to determine that the proposed alterations would not cause harm to these listed structures.

7.3.10 Similarly, in terms of the visual impact of the elements of the proposed development not previously approved, on the Conservation Area as a Heritage Asset, these are considered to be less than substantial and at the lower end of the scale. The air conditioning units and window louvres, being at the rear of the property would not undermine the main reasons behind the Conservation Area designation and overall form of the buildings within the Town Square. It is worthwhile noting here that the Town Centre redevelopment approved under planning reference 19/00743/OPM would see the demolition of the application site at some point in the next 10-15 years.

7.4 Other Matters

SGI Development

7.4.1 As mentioned above, it is of note that the application site forms part of Phase 2 of the Town Centre redevelopment. There will therefore come a time when reserved matters details are submitted and approved and the application site and buildings to the north will be demolished. It has been made clear from a planning perspective that these works do not prejudice the ability for this Phase of the wider redevelopment to come forward. Any lease contract agreed with the proposed occupier and the Council as land owner must refer to indicative timings relating to reserved matters submission requirements and occupation of the building.

8. CONCLUSIONS

8.1 In summary, the proposed external alterations and installation of air conditioning units and screening would not have an adverse impact on the building aesthetic and wider visual impact on the Conservation Area and its setting.

8.2 Given the above, the proposed development accords with the Policies contained within the adopted Local Plan (2019), the Council's Supplementary Planning Documents, the NPPF (2024) and NPPG (2023).

9. RECOMMENDATIONS

9.1 That planning permission be GRANTED subject to the following conditions:-

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: SGEH-BBA-ZZ-RF-DE-A-2204 Rev P01; Site Location Plan; SGEH-BBA-ZZ-ZZ-DR-A-3002 Rev 02; SGEH-BBA-ZZ-ZZ-SH-A-7751 Rev P01; 00-M-01-0300-01 T1; SGEH-BBAZZ-01-DR-A-2202 Rev C01; SGEH-BBA-ZZ-RF-DR-A-2006 Rev P01; SGEH-BBA-ZZ-RFDR-A-2104 Rev P01; SGEH-BBA-ZZ-ZZ-DR-A-3001 Rev 02; SGEH-BBA-ZZ-ZZ-DR-A-3003 Rev C01; SGEH-BBA-ZZ-ZZ-SH-A-7051 Rev P01.

REASON:- For the avoidance of doubt and in the interests of proper planning.

- 2 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON:- To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

Pro-active Statement

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Informatives

1 **Community Infrastructure Levy**

Stevenage Borough Council adopted a Community Infrastructure Levy (CIL) Charging Schedule at Full Council on 27 January 2020 and started implementing CIL on 01 April 2020.

This application may be liable for CIL payments and you are advised to contact the CIL Team for clarification with regard to this. If your development is CIL liable, even if you are granted an exemption from the levy, please be advised that it is a requirement under Regulation 67 of The Community Infrastructure Levy Regulations 2010 (as amended) that CIL Form 6 (Commencement Notice) must be completed, returned and acknowledged by Stevenage Borough Council before building works start. Failure to do so will mean you risk losing the right to payment by instalments and a surcharge will be imposed. NB, please note that a Commencement Notice is not required for residential extensions if relief has been granted.

Stevenage's adopted CIL Charging Schedule and further details of CIL can be found on the Council's webpages at www.stevenage.gov.uk/CIL or by contacting the Council's CIL Team at CIL@Stevenage.gov.uk.

2 **Building Regulations**

To obtain advice regarding current Building Regulations please contact Hertfordshire Building Control Ltd. by emailing us at building.control@hertfordshirebc.co.uk or phoning us on 01438 879990.

To make a building regulations application please apply through our website portal at <https://www.hertfordshirebc.co.uk/contact-us/> payment can be made online or by phoning the above number after the application has been uploaded. Please phone Hertfordshire Building Control for fees guidance on 01438 879990.

Hertfordshire Building Control can also be contacted by post at Hertfordshire Building Control Ltd, Campus East, Welwyn Garden City, Hertfordshire, AL8 6AE.

Once a building regulations application has been deposited with relevant drawings and fee building work may commence. You will be advised in their acknowledgement letter of the work stages we need to inspect but in most instances these are usually:

- Excavation for foundations
- Damp proof course
- Concrete oversite
- Insulation
- Drains (when laid or tested)
- Floor and Roof construction
- Work relating to fire safety

Work affecting access and facilities for disabled people
Completion

Please phone Hertfordshire Building Control on 01438 879990 before 10.00am to ensure a same day inspection (Mon - Fri).

3 **Party Wall etc. Act 1996**

Any work that affects a party wall, including foundations dug within 3.0m of a neighbouring building, may be controllable under the Act and may require approval from the adjoining owner(s). Party Wall Act matters are always civil matters and it is neither Stevenage Borough Council's nor Hertfordshire Building Control Ltd's remit to control or enforce Party Wall act matters. Please refer to the Government's explanatory booklet The Party Wall etc. Act 1996, a copy of which is available online at

<https://www.gov.uk/government/publications/the-party-wall-etc-act-1996-revised-explanatory-booklet>

4 **Biodiversity Net Gain**

Applications where Biodiversity Net Gain is not required as development is considered De Minimis

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Stevenage Borough Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not apply.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the following statutory exemption or transitional arrangement is considered to apply.

- 1. Development below the de minimis threshold, meaning development which:
 - a) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
 - b) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

Where the local planning authority considers that the permission falls within paragraph 19 of Schedule 7A to the Town and Country Planning Act 1990, the permission which has been granted has the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun, and, if subject to phased development, before each phase of development may be begun.

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans. The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat. The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

More information can be found in the Planning Practice Guidance online at <https://www.gov.uk/guidance/biodiversity-net-gain>

10. BACKGROUND DOCUMENTS

1. The application file, forms, plans and supporting documents having the reference number relating to this item.
2. Stevenage Borough Council Supplementary Planning Documents – Stevenage Design Guide adopted January 2023.
3. Stevenage Borough Local Plan 2011-2031 adopted 2019.
4. Responses to consultations with statutory undertakers and other interested parties referred to in this report.
5. Central Government advice contained in the National Planning Policy Framework 2024 and Planning Policy Guidance March.

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Meeting: Planning and Development
Committee

Agenda Item:

Date:

IMPORTANT INFORMATION - DELEGATED DECISIONS

Author – Technical Support 01438 242838

Lead Officer – Alex Robinson 01438 242257

Contact Officer – James Chettleburgh 01438 242266

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 : 24/00558/COND
 Date Received : 06.08.24
 Location : Land Between Watercress Close, Coopers Close And Walnut
 Tree Close Stevenage Herts SG2 9TN
 Proposal : Discharge of Condition 14 (climate change mitigation) and 15
 (external lighting) attached to the planning permission ref.
 21/00057/FP approved by appeal ref. APP/K1935/W/22/3298826
 Date of Decision : 13.03.25
 Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

2. Application No : 24/00568/COND
 Date Received : 09.08.24
 Location : Land To The North Of Stevenage Weston Road Stevenage
 Herts
 Proposal : Partial discharge of condition 2 (Play Area Details) attached to
 planning permission reference number 22/00808/RMM
 (excluding local centre area).
 Date of Decision : 06.05.25
 Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

3. Application No : 24/00736/FP
Date Received : 15.10.24
Location : 31A Queensway Town Centre Stevenage Herts
Proposal : Insertion of roof lights to the flat roof, alterations to existing window openings to southern elevation, replacement entrance doors on northern elevation, and installation of air source heat pumps and associated enclosure on roof following removal of existing roof structure to facilitate change of use to offices under reference number 24/00729/CPA
Date of Decision : 23.04.25
Decision : **Planning Permission is GRANTED**
4. Application No : 24/00755/FP
Date Received : 24.10.24
Location : Tarla Restaurant 23 - 25 Middle Row Stevenage Herts
Proposal : Retention of decking and two plant pots within front seating area.
Date of Decision : 03.04.25
Decision : **Planning Permission is GRANTED**
5. Application No : 24/00770/FPH
Date Received : 30.10.24
Location : Chauffeurs Cottage Bragbury End Stevenage Herts
Proposal : First floor side extension, first floor rear extension, and single-storey rear extension
Date of Decision : 21.03.25
Decision : **Planning Permission is GRANTED**
6. Application No : 24/00796/CLPD
Date Received : 11.11.24
Location : 140 Letchmore Road Stevenage Herts SG1 3PT
Proposal : Lawful Development Certificate (Proposed) for insertion of a new window measuring 1200mm x 1200mm on the side of the property.
Date of Decision : 06.03.25
Decision : **Certificate of Lawfulness is APPROVED**

7. Application No : 24/00844/FP
Date Received : 01.12.24
Location : Nine Furlongs Land To The Rear Of 127 Hertford Road
Stevenage Herts
Proposal : Erection of 1no. three bedroom chalet bungalow
Date of Decision : 25.03.25
Decision : **Planning Permission is GRANTED**
8. Application No : 24/00886/FPH
Date Received : 18.12.24
Location : 156 Durham Road Stevenage Herts SG1 4HZ
Proposal : Garage conversion into habitable room with roof alteration
Date of Decision : 08.04.25
Decision : **Planning Permission is GRANTED**
9. Application No : 24/00904/AD
Date Received : 26.12.24
Location : Tesco Stores Extra (03213) 1 - 5 The Forum Town Centre
Stevenage
Proposal : Proposal to install 2no. Fascia illuminated signs and 1no.
Projecting illuminated sign
Date of Decision : 05.03.25
Decision : **Advertisement Consent is GRANTED**
10. Application No : 25/00010/FPH
Date Received : 09.01.25
Location : 1 Tudor Close Stevenage Herts SG1 4DB
Proposal : Part single storey, part two storey rear extension
Date of Decision : 04.03.25
Decision : **Planning Permission is GRANTED**

11. Application No : 25/00011/COND
Date Received : 09.01.25
Location : 224-230 Bedwell Crescent Stevenage Herts SG1 1NG
Proposal : Discharge of Condition 17 (Construction Method Statement) attached to planning permission reference number 22/00965/FPM
Date of Decision : 17.03.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
12. Application No : 25/00013/FPH
Date Received : 09.01.25
Location : 1 Neptune Gate Stevenage Herts SG2 7SH
Proposal : Part two storey, part single storey rear extension
Date of Decision : 04.03.25
Decision : **Planning Permission is GRANTED**
13. Application No : 25/00014/FP
Date Received : 10.01.25
Location : Shurgard Self-Storage Whittle Way Stevenage Herts
Proposal : Minor external alterations to the external facades (painting for rebranding)
Date of Decision : 18.03.25
Decision : **Planning Permission is GRANTED**

14. Application No : 25/00030/COND
Date Received : 15.01.25
Location : Land Adjacent To 73 Pankhurst Crescent Stevenage Herts
Proposal : Discharge of conditions 8 (Climate change), 13 (Soft & hard landscaping plan) and 14 (Boundary treatments) attached to planning permission reference number 23/00738/FP
Date of Decision : 07.03.25
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.

The case officer's letter is attached providing further information.
15. Application No : 25/00034/CLPD
Date Received : 16.01.25
Location : 20 Trafford Close Stevenage Herts SG1 3RY
Proposal : Lawful Development Certificate (Proposed) for garden room and loft extension
Date of Decision : 06.03.25
Decision : **Certificate of Lawfulness is APPROVED**
16. Application No : 25/00035/AD
Date Received : 16.01.25
Location : Gunnels Wood Industrial Estate, Unit B Gunnels Wood Road Stevenage Herts
Proposal : Installation of 1No. flex face fascia sign with LED troughlight, and 2No. non-illuminated aluminium pan fascia signs.
Date of Decision : 10.03.25
Decision : **Advertisement Consent is GRANTED**

17. Application No : 25/00038/FP
Date Received : 17.01.25
Location : Car Park Bragbury End Sports Ground Aston Lane Aston
Proposal : Variation of Condition 1 (Approved Plans) attached to planning permission 21/00847/FP for the provision of carports over approved parking spaces.
Date of Decision : 13.03.25
Decision : **Planning Permission is GRANTED**
18. Application No : 25/00050/CPA
Date Received : 21.01.25
Location : Bedford House Rutherford Close Stevenage Herts
Proposal : Prior approval for the change of use of office building Use Class (E) proposed conversion to 19no. self-contained flats Use Class (C3)
Date of Decision : 17.03.25
Decision : **Prior Approval is REQUIRED and GIVEN**
19. Application No : 25/00064/FPH
Date Received : 27.01.25
Location : 28 Essex Road Stevenage Herts SG1 3EX
Proposal : Erection of a 4m single storey rear extension and a two storey side and rear extension with associated internal alterations
Date of Decision : 19.03.25
Decision : **Planning Permission is GRANTED**
20. Application No : 25/00067/COND
Date Received : 27.01.25
Location : 33 Julians Road Stevenage Herts SG1 3ES
Proposal : Discharge of condition 11 (Construction Management Plan) attached to planning permission reference number 23/00889/FP
Date of Decision : 03.04.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

21. Application No : 25/00072/FPH
Date Received : 29.01.25
Location : 119 Pankhurst Crescent Stevenage Herts SG2 0QL
Proposal : Single storey rear, side and front extension
Date of Decision : 24.03.25
Decision : **Planning Permission is GRANTED**
22. Application No : 25/00074/FP
Date Received : 30.01.25
Location : 26 - 48 Buckthorn Avenue Stevenage Herts SG1 1TT
Proposal : Variation of Condition 1 (Approved Plans) attached to planning permission 23/00251/FP
Date of Decision : 04.03.25
Decision : **Planning Permission is GRANTED**
23. Application No : 25/00075/COND
Date Received : 30.01.25
Location : Land Opposite 25 And 26 St. Albans Drive Stevenage Herts
Proposal : Discharge of Condition 11 (materials) attached to planning permission reference number 23/00637/FP
Date of Decision : 04.03.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
24. Application No : 25/00076/TPCA
Date Received : 30.01.25
Location : Games Yard High Street Stevenage Herts
Proposal : Removal of 1no. Sycamore tree (T1) to ground level
Date of Decision : 11.03.25
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**

25. Application No : 25/00077/COND
Date Received : 30.01.25
Location : Land Opposite 25 And 26 St. Albans Drive Stevenage Herts
Proposal : Discharge of Condition 13 (Bird and Bat Boxes) attached to planning permission reference number 23/00637/FP
Date of Decision : 06.03.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
26. Application No : 25/00078/FPH
Date Received : 30.01.25
Location : 63 Ayr Close Stevenage Herts SG1 5RZ
Proposal : Erection of single storey rear extension
Date of Decision : 06.03.25
Decision : **Planning Permission is GRANTED**
27. Application No : 25/00079/FPH
Date Received : 30.01.25
Location : 3 Rusling Way Stevenage Herts SG1 5BX
Proposal : Conversion of part of existing garage to habitable accommodation
Date of Decision : 21.03.25
Decision : **Planning Permission is REFUSED**
- For the following reason(s);
- The proposal fails to demonstrate that adequate provision for car parking can be provided on site in accordance with the Council's standards set out in the Parking Provision Supplementary Planning Document (2025) for a 4 bedroom property. The proposal would therefore likely result in on-street parking to the detriment of highway safety and neighbour amenity, contrary to Policy IT5 of the Stevenage Borough Local Plan 2011 - 2031 (2019), the Council's Parking Provision SPD (2025), the National Planning Policy Framework (2024) and associated National Planning Policy Guidance.

28. Application No : 25/00080/COND
Date Received : 30.01.25
Location : Land Opposite 25 And 26 St. Albans Drive Stevenage Herts
Proposal : Discharge of Condition 9 (Boundaries) attached to planning permission reference number 23/00637/FP
Date of Decision : 06.03.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
29. Application No : 25/00081/COND
Date Received : 30.01.25
Location : Land Opposite 25 And 26 St. Albans Drive Stevenage Herts
Proposal : Discharge of Condition 10 (Hedgerow Management) attached to planning permission reference number 23/00637/FP
Date of Decision : 24.03.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
30. Application No : 25/00082/COND
Date Received : 30.01.25
Location : Land Opposite 25 And 26 St. Albans Drive Stevenage Herts
Proposal : Discharge of Condition 12 (Landscaping plans) attached to planning permission reference number 23/00637/FP
Date of Decision : 24.03.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
31. Application No : 25/00084/FPH
Date Received : 31.01.25
Location : 17 Poppy Mead Stevenage Herts SG1 1QZ
Proposal : Single storey front extension and part single storey part two storey rear extension
Date of Decision : 25.03.25
Decision : **Planning Permission is GRANTED**

32. Application No : 25/00086/COND
Date Received : 31.01.25
Location : Car Park Bragbury End Sports Ground Aston Lane Aston
Proposal : Discharge of Conditions 15 (Offsite Highway Improvement, Lighting Design); 17 (Fire Hydrant) and 23 (Climate Change Adaption) attached to planning permission reference number 21/00847/FP
Date of Decision : 13.03.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
33. Application No : 25/00087/CPAS
Date Received : 31.01.25
Location : Sainsbury's Plc Hitchin Road Stevenage Herts
Proposal : The proposed development is to install solar PV Panels to the rooftops. An installation of a 311kWp solar PV system on a non-domestic flat rooftop. This system will reduce 59 tonnes of CO2e carbon annually
Date of Decision : 17.03.25
Decision : **Prior Approval is NOT REQUIRED**
34. Application No : 25/00088/COND
Date Received : 01.02.25
Location : 33 Julians Road Stevenage Herts SG1 3ES
Proposal : Discharge of Condition 12 (Tree works) attached to planning permission reference number 23/00889/FP
Date of Decision : 07.03.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
35. Application No : 25/00089/FPH
Date Received : 01.02.25
Location : 8 Greenways Stevenage Herts SG1 3TE
Proposal : Single storey rear extension
Date of Decision : 27.03.25
Decision : **Planning Permission is GRANTED**

36. Application No : 25/00090/FPH
Date Received : 02.02.25
Location : 36 Kessingland Avenue Stevenage Herts SG1 2JR
Proposal : Proposed single storey porch extension, with single storey gym outbuilding to rear garden
Date of Decision : 28.03.25
Decision : **Planning Permission is GRANTED**
37. Application No : 25/00094/FPH
Date Received : 03.02.25
Location : 319 Archer Road Stevenage Herts SG1 5HF
Proposal : Installation of garden outbuilding
Date of Decision : 27.03.25
Decision : **Planning Permission is GRANTED**
38. Application No : 25/00095/FPH
Date Received : 03.02.25
Location : 119 Hertford Road Stevenage Herts SG2 8SH
Proposal : Single story rear extension
Date of Decision : 25.03.25
Decision : **Planning Permission is GRANTED**
39. Application No : 25/00096/TPCA
Date Received : 04.02.25
Location : 9A High Street Stevenage Herts SG1 3BG
Proposal : (T3) remove basal growth and crown lift; (T4) (T5) (T6) (T7) reduce; (T8) (T10) prune; (T9) prune and crown shape; (T11) (T12) prune and reduce.
Date of Decision : 13.03.25
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**

40. Application No : 25/00100/COND
Date Received : 05.02.25
Location : Land Adjacent To GSK Campus Gunnels Wood Road Stevenage Herts
Proposal : Partial discharge of conditions 48 (Infiltration of surface water), 49 (SW Drainage Strategy) and 51 (Drawings of SW drainage network) attached to planning permission reference number 23/00293/FPM
Date of Decision : 28.03.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
41. Application No : 25/00105/COND
Date Received : 06.02.25
Location : 10A And 10B Burwell Road Stevenage Herts SG2 9RF
Proposal : Discharge of condition 15 (Landscaping Scheme) attached to planning permission reference number 22/00437/FPM
Date of Decision : 07.03.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
42. Application No : 25/00108/NMA
Date Received : 07.02.25
Location : Land To The West Of Lytton Way Stevenage Herts SG1 1AG
Proposal : Non-material amendment to planning approval 23/00920/FPM Condition 2 (Construction Method Statement) to remove on-site parking for operatives.
Date of Decision : 13.03.25
Decision : **Non Material Amendment AGREED**

43. Application No : 25/00107/NMA
Date Received : 10.02.25
Location : Land To The West Of Lytton Way Stevenage Herts
Proposal : Non-material amendment to planning approval 23/00920/FPM to alter the wording of condition 1 (approved plans), condition 5 (noise), condition 6 (materials), condition 7 (external lighting), condition 11 (cycle parking), and condition 12 (boundary treatments).
Date of Decision : 13.03.25
Decision : **Non Material Amendment AGREED**
44. Application No : 25/00112/COND
Date Received : 10.02.25
Location : 224-230 Bedwell Crescent Stevenage Herts SG1 1NG
Proposal : Discharge of Condition 24 (Water Supplies and Fire Hydrants) attached to planning permission 22/00965/FPM
Date of Decision : 28.03.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
45. Application No : 25/00113/COND
Date Received : 10.02.25
Location : 224-230 Bedwell Crescent Stevenage Herts SG1 1NG
Proposal : Discharge of condition 28 (Plots 1-4 parking) attached to planning permission reference number 22/00965/FPM
Date of Decision : 07.03.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
46. Application No : 25/00114/FPH
Date Received : 10.02.25
Location : 11 Woodfield Road Stevenage Herts SG1 4BP
Proposal : Part single-storey, part two-storey, part first-floor side extension, two storey rear extension and roof alterations including raising main roof to facilitate loft conversion.
Date of Decision : 04.04.25
Decision : **Planning Permission is GRANTED**

47. Application No : 25/00115/COND
Date Received : 10.02.25
Location : SG1 Development Site Plot A Town Centre Stevenage
Proposal : Discharge of condition 6 (External Materials) attached to planning permission reference number 19/00743/FPM.
Date of Decision : 18.03.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
48. Application No : 25/00116/FP
Date Received : 10.02.25
Location : 6-8 Willows Link Stevenage Herts SG2 8AR
Proposal : Change of use from Use Class (E(g)(i) (Light Industrial) to F2(b) (Community Hall/Meeting Place)
Date of Decision : 02.04.25
Decision : **Planning Permission is GRANTED**
49. Application No : 25/00117/COND
Date Received : 11.02.25
Location : Land To The North Of Stevenage Off North Road And Weston Road Stevenage Herts
Proposal : Discharge of Condition 17 (Soil Management Plan) attached to planning permission reference number 22/00781/RMM
Date of Decision : 29.04.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
50. Application No : 25/00118/COND
Date Received : 11.02.25
Location : 224-230 Bedwell Crescent Stevenage Herts SG1 1NG
Proposal : Discharge of Condition 32 (LLFA Condition - Surface Water Management Plan) attached to planning permission reference number 22/00965/FPM
Date of Decision : 07.03.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

51. Application No : 25/00122/CLPD
 Date Received : 11.02.25
 Location : 107 Raleigh Crescent Stevenage Herts SG2 0EB
 Proposal : Lawful Development Certificate (Proposed) for a single storey rear extension
 Date of Decision : 13.03.25
 Decision : **Certificate of Lawfulness is REFUSED**
 For the following reason(s);
 The proposed single storey rear extension when measured from the rear of the house up to the edge of the external side walls would project more than 3m from the original rear wall of this end-terraced dwellinghouse. Therefore, the proposed development would fail to accord with Schedule 2, Part 1, Class A (f) (i) of the Town and Country Planning (General Permitted Development) (England) Order 2015 and therefore, requires planning permission.
52. Application No : 25/00124/COND
 Date Received : 13.02.25
 Location : Unit 1 Oaklands Retail Park London Road Stevenage Herts
 Proposal : Discharge of condition 5 (Climate Change) attached to planning permission reference number 24/00775/FP
 Date of Decision : 07.03.25
 Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
53. Application No : 25/00125/TPCA
 Date Received : 13.02.25
 Location : Old Red Lion PH Hydean Way Stevenage Herts
 Proposal : T1: Twin Acer - Reduce by 3m and reshape from neighbouring boundary; T2: Acer - fell to round level; T3: Acer - Reduce leaning eastern side of canopy by 3.5m, reduce upright stems by platanoides 2m to rebalance; T4: Ash - Remove low branch rubbing on garage roof; T5: Remove low branches over the garage roof to provide a 1m clearance; T6: Norway Maple - Reduce to low stumps and treat with eco plugs.
 Date of Decision : 26.03.25
 Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**

54. Application No : 25/00126/COND
Date Received : 14.02.25
Location : Land Opposite 25 And 26 St. Albans Drive Stevenage Herts
Proposal : Discharge of condition 8 (Tree Protection Measures) attached to planning permission reference number 23/00637/FP
Date of Decision : 17.04.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

55. Application No : 25/00127/FPH
Date Received : 14.02.25
Location : 32 The Pastures Stevenage Herts SG2 7DZ
Proposal : Two storey side extension, with single storey timber storage shed, following demolition of garage
Date of Decision : 11.04.25
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The proposed development fails to demonstrate that adequate provision for car parking can be provided on site for a 4 bedroom property, in accordance with the Council's standards set out in the Parking Provision SPD (2025). The proposal would likely result in parked vehicles overhanging the public highway, forcing people to step out onto the trafficked highway which would prejudice the safety and operation of the highway. In addition, due to the constrained nature of the driveway as detailed in the submitted drawings would also likely result in on-street parking exacerbating existing on-street parking issues along The Pastures to the detriment of highway safety and neighbour amenity. The proposed development is therefore, contrary to Policy IT5 of the Stevenage Borough Local Plan 2011 - 2031 (2019) and the Local Plan Partial Review (2024) (Reg19), the Council's Car Parking Standards SPD (2025), the National Planning Policy Framework (2024) and Planning Practice Guidance.

56. Application No : 25/00131/COND
Date Received : 14.02.25
Location : Matalan Unit B-C Danestrete Stevenage
Proposal : Partial discharge of Conditions 5 (Telecommunications); 6 (External Lighting); 9 (Landscaping); 18 (Cycle Parking); 25 (Delivery and Service Plan); 26 (Noise) and 15 (Highway Works) for phase 1 (blocks C and D) attached to planning permission reference number 20/00643/RMM
Date of Decision : 28.03.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
57. Application No : 25/00132/COND
Date Received : 16.02.25
Location : 12 Bawdsey Close Stevenage Herts SG1 2LA
Proposal : Discharge of Condition 5 (Parking) attached to planning permission reference number 24/00712/FPH
Date of Decision : 10.04.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
58. Application No : 25/00133/COND
Date Received : 17.02.25
Location : Bond International Cartwright Road Stevenage Herts
Proposal : Discharge of Condition 26 (Surface Water Management) attached to planning permission reference number 24/00525/FPM
Date of Decision : 02.04.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

59. Application No : 25/00134/COND
Date Received : 17.02.25
Location : Bond International Cartwright Road Stevenage Herts
Proposal : Discharge of Condition 28 (Surface Water Drainage Construction Drawings) attached to planning permission reference number 24/00525/FPM
Date of Decision : 15.04.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
60. Application No : 25/00136/FPH
Date Received : 18.02.25
Location : The Zinc House 63 Whitney Drive Stevenage Herts
Proposal : Proposed first floor side extension
Date of Decision : 13.03.25
Decision : **Planning Permission is REFUSED**
- For the following reason(s);
- The proposed development, by reason of its scale and siting, would deprive the occupants of 65 Whitney Drive of a reasonable outlook, resulting in unacceptable living conditions. The proposal is therefore contrary to Policy GD1 of the Stevenage Borough Local Plan 2011-2031.

61. Application No : 25/00139/FPH
Date Received : 19.02.25
Location : 42 The Lawns Stevenage Herts SG2 9RT
Proposal : Proposal to construct a two storey rear extension with a hipped roof
Date of Decision : 14.03.25
Decision : **Planning Permission is REFUSED**
- For the following reason(s);
- The proposed development, by reason of its scale, siting, form and design, would appear as a disproportionate addition to the dwellinghouse and out of character with surrounding development, resulting in unacceptable harm to the character and appearance of the area. The proposal is therefore contrary to Policy GD1 of the Stevenage Borough Local Plan 2011-2031.
- The proposed development, by reason of its scale and siting, would appear overbearing when viewed from 43 The Lawns, resulting in unacceptable living conditions. The proposal is therefore contrary to Policy GD1 of the Stevenage Borough Local Plan 2011-2031.
- The proposed development, by reason of its scale and siting, would unduly overshadow 43 The Lawns, resulting in unacceptable living conditions. The proposal is therefore contrary to Policy GD1 of the Stevenage Borough Local Plan 2011-2031.
62. Application No : 25/00143/FPH
Date Received : 24.02.25
Location : 24 Park Close Stevenage Herts SG2 8PX
Proposal : Single storey front extension and first floor rear extension
Date of Decision : 14.04.25
Decision : **Planning Permission is GRANTED**
63. Application No : 25/00145/NMA
Date Received : 24.02.25
Location : Matalan Unit B-C Danestrete Stevenage
Proposal : Non-material amendment to reserved matters approval 20/00643/RMM to move the existing access gate westwards so that the two refuse stores are positioned beyond the access gate
Date of Decision : 17.03.25
Decision : **Non Material Amendment AGREED**

64. Application No : 25/00148/CLPD
Date Received : 24.02.25
Location : 9 Parkway Stevenage Herts SG2 8DJ
Proposal : Lawful Development Certificate (Proposed) front porch.
Date of Decision : 14.04.25
Decision : **Certificate of Lawfulness is APPROVED**
65. Application No : 25/00149/FPH
Date Received : 24.02.25
Location : 26 Mandeville Stevenage Herts SG2 8JH
Proposal : Erection of single storey front extension
Date of Decision : 24.03.25
Decision : **Planning Permission is GRANTED**
66. Application No : 25/00150/COND
Date Received : 24.02.25
Location : SG1 Development Site - Plot A Stevenage Herts
Proposal : Discharge of Condition 50 (Estate Road(s) attached to planning permission reference number 19/00743/FPM)
Date of Decision : 28.03.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
67. Application No : 25/00151/CLPD
Date Received : 25.02.25
Location : 40 Wheatlands Stevenage Herts SG2 0JT
Proposal : Lawful Development Certificate (Proposed) Construction of a single-storey extension. Part conversion of garage, with alterations to fenestration
Date of Decision : 14.04.25
Decision : **Certificate of Lawfulness is APPROVED**

68. Application No : 25/00152/TPCA
Date Received : 25.02.25
Location : Thomas Alleyne Academy High Street Stevenage Herts
Proposal : Removal of 3no. Sycamore trees to ground level
Date of Decision : 02.04.25
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
69. Application No : 25/00154/FP
Date Received : 26.02.25
Location : Land Adjacent To 2 Marlborough Road Stevenage Herts SG2 9HP
Proposal : Construction of 1no. 5-bed detached house
Date of Decision : 22.04.25
Decision : **Planning Permission is REFUSED**
For the following reason(s);
The applicant has failed to demonstrate that future occupiers will not be unacceptably impacted from noise pollution arising from the adjacent main highway of Six Hills Way, nor have they demonstrated suitable mitigations can be secured to minimise potential impacts from this neighbouring noise pollution. As such, the proposal therefore fails to demonstrate that an acceptable living environment for future occupiers can be provided, contrary to the National Planning Policy Framework (2024), National Planning Practice Guidance, Policies FP7, FP8, GD1 and SP8 of the Stevenage Borough Local Plan 2011-2031 (adopted 2019), Policies SP8, SP11, GD1, FP7, and FP8, of the Local Plan Partial Review (2024), and the Council's Design Guide SPD (2025).
70. Application No : 25/00155/FP
Date Received : 27.02.25
Location : 1 Claymores Stevenage Herts SG1 3TP
Proposal : Variation of Condition 1 (approved plans) attached to planning permission 23/00516/FP to amend the siting of the garage
Date of Decision : 08.04.25
Decision : **Planning Permission is GRANTED**

71. Application No : 25/00157/FPH
Date Received : 27.02.25
Location : 43 Trent Close Stevenage Herts SG1 3RT
Proposal : Removal of chimney and extension of gable-end roof.
Date of Decision : 22.04.25
Decision : **Planning Permission is GRANTED**
72. Application No : 25/00159/FPH
Date Received : 28.02.25
Location : 13 St. Margarets Stevenage Herts SG2 8RG
Proposal : Single storey rear extension
Date of Decision : 25.04.25
Decision : **Planning Permission is GRANTED**
73. Application No : 25/00162/FP
Date Received : 28.02.25
Location : Unit B5 Mindenhall Court High Street Stevenage
Proposal : Proposed extension to Unit B Mindenhall Court, Stevenage, to create a third storey with associated landscaping and cycle storage
Date of Decision : 10.04.25
Decision : **Planning Permission is GRANTED**
74. Application No : 25/00163/COND
Date Received : 28.02.25
Location : Garages G001 - G026 Hydean Way Stevenage Herts
Proposal : Discharge of conditions 5 (Cycle Parking); 12 (Climate Change Mitigation); 17 (Swift Bricks and Bat Boxes); and 18 (Footpath Lighting) attached to planning permission reference number 23/00908/FP
Date of Decision : 15.04.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

75. Application No : 25/00164/FPH
Date Received : 03.03.25
Location : 19 Baron Court Stevenage Herts SG1 4RR
Proposal : Installation of PIR board roof insulation raising the roof by 150mm, and erection of an open canopy shelter on front elevation for storage of mobility scooter(s)
Date of Decision : 09.04.25
Decision : **Planning Permission is GRANTED**
76. Application No : 25/00166/HPA
Date Received : 04.03.25
Location : 22 Newgate Stevenage Herts SG2 9DS
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 6.00 metres, for which the maximum height will be 3.17 metres and the height of the eaves will be 2.90 metres
Date of Decision : 11.04.25
Decision : **Prior Approval is NOT REQUIRED**
77. Application No : 25/00167/FPH
Date Received : 04.03.25
Location : 20 Warners Close Stevenage Herts SG2 9ST
Proposal : Erection of single storey front extension, part single-storey, part two-storey rear extension and creation of steps from parking area to dwelling.
Date of Decision : 28.04.25
Decision : **Planning Permission is GRANTED**
78. Application No : 25/00170/BNGCO
Date Received : 05.03.25
Location : Land Between 146 And 225 Hopton Road Stevenage Herts SG1 2LF
Proposal : Compliance with Biodiversity Net Gain details required by planning permission 24/00686/FP
Date of Decision : 18.03.25
Decision : **The Biodiversity Net Gain Condition is discharged**

79. Application No : 25/00175/FPH
 Date Received : 06.03.25
 Location : 24 Fresson Road Stevenage Herts SG1 3QU
 Proposal : Conversion of existing car port to habitable space along with
 internal alterations to form a bedroom for a disabled child
 Date of Decision : 13.05.25
 Decision : **Planning Permission is GRANTED**
80. Application No : 25/00177/CLPD
 Date Received : 07.03.25
 Location : 60 Fawcett Road Stevenage Herts SG2 0EH
 Proposal : Lawful development certificate (proposed) for a single storey rear
 2.5m deep extension
 Date of Decision : 16.04.25
 Decision : **Certificate of Lawfulness is APPROVED**
81. Application No : 25/00178/NMA
 Date Received : 07.03.25
 Location : 109 High Street Stevenage Herts SG1 3HS
 Proposal : Non material amendment to planning permission reference
 number 24/00764/FP to replace dormer window with roof light to
 serve shower room.
 Date of Decision : 13.03.25
 Decision : **Non Material Amendment AGREED**

82. Application No : 25/00179/FPH
Date Received : 07.03.25
Location : 6 The Pastures Stevenage Herts SG2 7DZ
Proposal : Proposed first floor side and rear extension
Date of Decision : 28.04.25
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The flat roof design of the first-floor side and rear extension would appear incongruous and unsympathetic to the architectural character of the application property and neighbouring dwellings. Furthermore, given the application property is highly visible from both The Pastures and The White Way, the extension by reason of its poor roof design would also harm the character and appearance of the area. In these respects, the proposal is contrary to policies GD1 and SP8 of the Stevenage Borough Local Plan 2011 - 2031 (2019) and Local Plan Partial Review (2024), the Council's Design Guide SPD (2025), National Planning Policy Framework (2024) and the Planning Practice Guidance.
83. Application No : 25/00174/HPA
Date Received : 10.03.25
Location : 9 Paddocks Close Stevenage Herts SG2 9UD
Proposal : Single storey flat roofed extension with roof lantern which will extend beyond the rear wall of the original house by 5.00m, for which the maximum height will be 3.41m and the height of eaves will be 2.89m

Date of Decision : 03.04.25
Decision : **Prior Approval is NOT REQUIRED**
84. Application No : 25/00181/HPA
Date Received : 10.03.25
Location : 16 Badgers Close Stevenage Herts SG1 1UH
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 4m, for which the maximum height will be 3.4m and the height of the eaves will be 2.5m

Date of Decision : 11.04.25
Decision : **Prior Approval is NOT REQUIRED**

85. Application No : 25/00185/TPCA
 Date Received : 12.03.25
 Location : Barnwell Upper School Barnwell Stevenage Herts
 Proposal : Fell to ground level 1no. Purple Leaf Plum (Tree 29).
 Date of Decision : 14.04.25
 Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A
CONSERVATION AREA**
86. Application No : 25/00187/FPH
 Date Received : 14.03.25
 Location : 61 Uplands Stevenage Herts SG2 7DW
 Proposal : Single storey rear extension
 Date of Decision : 28.04.25
 Decision : **Planning Permission is GRANTED**
87. Application No : 25/00188/FPH
 Date Received : 14.03.25
 Location : 12 Goddard End Stevenage Herts SG2 7ER
 Proposal : Single storey side and rear extension
 Date of Decision : 01.05.25
 Decision : **Planning Permission is GRANTED**

88. Application No : 25/00189/CLPD
Date Received : 14.03.25
Location : 3 Brookhill Stevenage Herts SG2 8RR
Proposal : Lawful Development Certificate (Proposed) for the construction of a brick wall and installation of 2 no. gates.
Date of Decision : 23.04.25
Decision : **Certificate of Lawfulness is REFUSED**
- For the following reason(s);
- It has been determined that the proposal does not accord with the criterion set out in Schedule 2, Part 2, Class A (a) (ii) of the General Permitted Development Order 2015 (as amended) as the sliding gate and brick pillars would exceed 1m in height and would be adjacent to a highway used by vehicular traffic. Therefore, the proposed works would not be classed as permitted development and would require planning permission.
89. Application No : 25/00191/FPH
Date Received : 14.03.25
Location : 124 Blenheim Way Stevenage Herts SG2 8TF
Proposal : Erection of single storey front extension
Date of Decision : 29.04.25
Decision : **Planning Permission is GRANTED**
90. Application No : 25/00192/FPH
Date Received : 17.03.25
Location : 10 Boswell Gardens Stevenage Herts SG1 4SB
Proposal : Erection of a single storey infill side extension and partial raising of the roof
Date of Decision : 30.04.25
Decision : **Planning Permission is GRANTED**

91. Application No : 25/00195/FPH
Date Received : 17.03.25
Location : 25 Wiltshire Road Stevenage Herts SG2 9DU
Proposal : Single storey front extension
Date of Decision : 07.05.25
Decision : **Planning Permission is GRANTED**
92. Application No : 25/00197/FPH
Date Received : 18.03.25
Location : 129 Kimbolton Crescent Stevenage Herts SG2 8RN
Proposal : First floor rear extension
Date of Decision : 13.05.25
Decision : **Planning Permission is GRANTED**
93. Application No : 25/00199/FP
Date Received : 19.03.25
Location : Leys JMI School Ripon Road Stevenage Herts
Proposal : Retention of modular classroom and associated air conditioning units.
Date of Decision : 14.05.25
Decision : **Planning Permission is GRANTED**
94. Application No : 25/00204/FPH
Date Received : 20.03.25
Location : 1 Pepsal End Stevenage Herts SG2 8LW
Proposal : Retention of raised hardstanding and retaining wall in front curtilage
Date of Decision : 15.04.25
Decision : **Planning Permission is GRANTED**

95. Application No : 25/00205/FPH
 Date Received : 21.03.25
 Location : 66 Douglas Drive Stevenage Herts SG1 5PQ
 Proposal : Single-storey rear extension with pitched roof, removal of chimney and front porch extension
 Date of Decision : 15.05.25
 Decision : **Planning Permission is GRANTED**
96. Application No : 25/00206/FPH
 Date Received : 21.03.25
 Location : 117 Boxfield Green Stevenage Herts SG1 7DS
 Proposal : Two storey side extension, first floor extension above existing garage and single storey rear extension.
 Date of Decision : 06.05.25
 Decision : **Planning Permission is GRANTED**
97. Application No : 25/00207/FPH
 Date Received : 21.03.25
 Location : 30 Keller Close Stevenage Herts SG2 8BJ
 Proposal : Retention of single storey rear extension
 Date of Decision : 29.04.25
 Decision : **Planning Permission is GRANTED**
98. Application No : 25/00208/FPH
 Date Received : 21.03.25
 Location : 24 Fallowfield Stevenage Herts SG2 9PL
 Proposal : Single storey rear extension
 Date of Decision : 14.05.25
 Decision : **Planning Permission is GRANTED**

99. Application No : 25/00209/FPH
Date Received : 21.03.25
Location : 3 Pepsal End Stevenage Herts SG2 8LW
Proposal : Retention of raised hardstanding and retaining wall in front curtilage
Date of Decision : 15.04.25
Decision : **Planning Permission is GRANTED**
100. Application No : 25/00213/FPH
Date Received : 23.03.25
Location : 3 Bragbury Barns Pembridge Gardens Stevenage Herts
Proposal : Conversion of garage to residential floorspace and enlargement of driveway
Date of Decision : 09.05.25
Decision : **Planning Permission is GRANTED**
101. Application No : 25/00211/FPH
Date Received : 24.03.25
Location : 34 Wood Drive Stevenage Herts SG2 8NY
Proposal : Outbuilding for use as annexe in rear garden and replacement conservatory roof with solid roof
Date of Decision : 07.05.25
Decision : **Planning Permission is GRANTED**
102. Application No : 25/00214/LB
Date Received : 24.03.25
Location : 3 Bragbury Barns Pembridge Gardens Stevenage Herts
Proposal : Conversion of garage to residential floorspace and enlargement of driveway
Date of Decision : 09.05.25
Decision : **Listed Building Consent is GRANTED**

103. Application No : 25/00215/COND
Date Received : 24.03.25
Location : Land Between 146 And 225 Hopton Road Stevenage Herts SG1 2LF
Proposal : Discharge of condition 10 (Boundary treatments) attached to planning permission reference number 24/00686/FP
Date of Decision : 01.04.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
104. Application No : 25/00218/COND
Date Received : 24.03.25
Location : Land To The North Of Stevenage Weston Road Stevenage Herts
Proposal : Discharge of Condition 17 (custom building design code 2) attached to planning permission reference number 23/00890/RMM
Date of Decision : 20.05.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
105. Application No : 25/00219/FP
Date Received : 25.03.25
Location : 2 Marymead Court Stevenage Herts SG2 8AE
Proposal : Variation of Condition 1 (approved plans) attached to planning reference number 23/00320/FPH to remove the step in of the approved two storey rear extension.
Date of Decision : 09.05.25
Decision : **Planning Permission is GRANTED**
106. Application No : 25/00222/FPH
Date Received : 25.03.25
Location : The Zinc House 63 Whitney Drive Stevenage Herts
Proposal : Proposed first floor side extension
Date of Decision : 09.05.25
Decision : **Planning Permission is GRANTED**

107. Application No : 25/00223/FPH
Date Received : 25.03.25
Location : 17 Keats Close Stevenage Herts SG2 0JD
Proposal : Single storey side and rear extension
Date of Decision : 13.05.25
Decision : **Planning Permission is GRANTED**
108. Application No : 25/00226/CLPD
Date Received : 26.03.25
Location : 96 Sish Lane Stevenage Herts SG1 3LR
Proposal : Lawful Development Certificate (Proposed) for the erection of an outbuilding to rear garden.
Date of Decision : 01.05.25
Decision : **Certificate of Lawfulness is APPROVED**
109. Application No : 25/00231/FPH
Date Received : 27.03.25
Location : 73 Marymead Drive Stevenage Herts SG2 8AG
Proposal : External insulation
Date of Decision : 09.05.25
Decision : **Planning Permission is GRANTED**
110. Application No : 25/00232/CLPD
Date Received : 27.03.25
Location : 85 Hayfield Stevenage Herts SG2 7JR
Proposal : Lawful Development Certificate (Proposed) for a dormer window.
Date of Decision : 07.05.25
Decision : **Certificate of Lawfulness is APPROVED**

111. Application No : 25/00234/FPH
Date Received : 28.03.25
Location : 133 Fairview Road Stevenage Herts SG1 2NP
Proposal : Relocate window on first floor landing and create new window on ground floor front elevation
Date of Decision : 20.05.25
Decision : **Planning Permission is GRANTED**
112. Application No : 25/00235/HPA
Date Received : 28.03.25
Location : 39 Eliot Road Stevenage Herts SG2 0LL
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 3.5m, for which the maximum height will be 3.15m and the height of the eaves will be 2.75m
Date of Decision : 28.04.25
Decision : **Prior Approval is NOT REQUIRED**
113. Application No : 25/00236/FP
Date Received : 28.03.25
Location : 24 Sleaps Hyde Stevenage Herts SG2 8JP
Proposal : Change of use from Dwelling House use class (C3) to a House in Multiple Occupation use class (C4)
Date of Decision : 12.05.25
Decision : **Planning Permission is GRANTED**
114. Application No : 25/00238/FP
Date Received : 29.03.25
Location : 424 Vardon Road Stevenage Herts SG1 5BQ
Proposal : Change of use from single residential dwelling (Class C3) to six bedroom House of Multiple Occupancy (HMO) (Class Sui Generis)
Date of Decision : 19.05.25
Decision : **Planning Permission is GRANTED**

115. Application No : 25/00239/FPH
Date Received : 29.03.25
Location : 23 Angle Ways Stevenage Herts SG2 9AP
Proposal : Erection of single storey front extension
Date of Decision : 19.05.25
Decision : **Planning Permission is GRANTED**
116. Application No : 25/00241/TPCA
Date Received : 31.03.25
Location : 70 Spring Drive Stevenage Herts SG2 8BA
Proposal : Prune Fir trees at front of property
Date of Decision : 12.05.25
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
117. Application No : 25/00245/COND
Date Received : 31.03.25
Location : 224-230 Bedwell Crescent Stevenage Herts SG1 1NG
Proposal : Discharge of condition 4 (Landscaping Strategy) attached to planning permission reference number 22/00965/FPM
Date of Decision : 16.05.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
118. Application No : 25/00252/CLPD
Date Received : 02.04.25
Location : 34 Alleyns Road Stevenage Herts SG1 3PP
Proposal : Lawful Development Certificate (Proposed) for a loft extension with 1 velux to front
Date of Decision : 21.05.25
Decision : **Certificate of Lawfulness is APPROVED**

119. Application No : 25/00255/FPH
Date Received : 03.04.25
Location : 14 Chancellors Road Stevenage Herts SG1 4AP
Proposal : Erection of single storey front, side and rear extension. Insertion of front facing dormer window.
Date of Decision : 22.05.25
Decision : **Planning Permission is GRANTED**
120. Application No : 25/00259/CLPD
Date Received : 04.04.25
Location : 33 Jupiter Gate Stevenage Herts
Proposal : Lawful Development Certificate (Proposed) for a 3m Single storey rear extension
Date of Decision : 06.05.25
Decision : **Certificate of Lawfulness is APPROVED**
121. Application No : 25/00266/NMA
Date Received : 08.04.25
Location : 93 - 97 Canterbury Way Stevenage Herts SG1 4LQ
Proposal : Non material amendment to planning permission 22/00995/FP for a change to roof tile and replacement balustrading to all first floor balconies
Date of Decision : 23.04.25
Decision : **Non Material Amendment AGREED**
122. Application No : 25/00267/NMA
Date Received : 08.04.25
Location : 269 - 273 Canterbury Way Stevenage Herts SG1 4EJ
Proposal : Non material amendment to planning permission 22/00992/FP for a change to roof tile and replacement balustrading to all first floor balconies
Date of Decision : 23.04.25
Decision : **Non Material Amendment AGREED**

123. Application No : 25/00268/NMA
Date Received : 08.04.25
Location : 275 - 279 Canterbury Way Stevenage Herts SG1 4EJ
Proposal : Non material amendment to planning permission 22/00991/FP for a change to roof tile and replacement balustrading to all first floor balconies
Date of Decision : 23.04.25
Decision : **Non Material Amendment AGREED**
124. Application No : 25/00271/NMA
Date Received : 08.04.25
Location : 371- 375 Canterbury Way Stevenage Herts SG1 4EH
Proposal : Non material amendment to planning permission reference number 22/00974/FP change to roof tile and replacement balustrading to all first floor terraces
Date of Decision : 15.04.25
Decision : **Non Material Amendment AGREED**
125. Application No : 25/00272/NMA
Date Received : 08.04.25
Location : 463 - 467 Canterbury Way Stevenage Herts SG1 4EQ
Proposal : Non material amendment to planning permission reference number 24/00419/FP change to roof tile and replacement balustrading to all first floor terraces
Date of Decision : 15.04.25
Decision : **Non Material Amendment AGREED**
126. Application No : 25/00273/NMA
Date Received : 08.04.25
Location : 99 - 103 Canterbury Way Stevenage Herts SG1 4LQ
Proposal : Non material amendment to planning permission 24/00418/FP for a change to roof tile and replacement balustrading to all first floor balconies
Date of Decision : 23.04.25
Decision : **Non Material Amendment AGREED**

127. Application No : 25/00270/NMA
Date Received : 09.04.25
Location : 457 - 461 Canterbury Way Stevenage Herts SG1 4EQ
Proposal : Non material amendment to reserved matters approval 22/00977/FP for a change to roof tile and replacement balustrading to all first floor terraces
Date of Decision : 16.04.25
Decision : **Non Material Amendment AGREED**
128. Application No : 25/00274/NMA
Date Received : 09.04.25
Location : 187 - 191 Canterbury Way Stevenage Herts SG1 4LG
Proposal : Non material amendment to planning permission 22/00993/FP for a change to roof tile and replacement balustrading to all first floor balconies
Date of Decision : 23.04.25
Decision : **Non Material Amendment AGREED**
129. Application No : 25/00275/NMA
Date Received : 09.04.25
Location : 181 - 185 Canterbury Way Stevenage Herts SG1 4LG
Proposal : Non material amendment to planning permission 22/00994/FP for a change to roof tile and replacement balustrading to all first floor balconies
Date of Decision : 23.04.25
Decision : **Non Material Amendment AGREED**
130. Application No : 25/00276/NMA
Date Received : 09.04.25
Location : 365 - 369 Canterbury Way Stevenage Herts SG1 4EH
Proposal : Non material amendment to planning permission 22/00989/FP for a change to roof tile and replacement balustrading to all first floor balconies
Date of Decision : 23.04.25
Decision : **Non Material Amendment AGREED**

131. Application No : 25/00310/NMA
Date Received : 28.04.25
Location : Nine Furlongs Land To The Rear Of 127 Hertford Road
Stevenage Herts
Proposal : Non-material amendment to planning approval 24/00787/FPH to
render the existing side elevations (not including the proposed
extension) render to be cream
Date of Decision : 20.05.25
Decision : **Non Material Amendment AGREED**
132. Application No : 25/00313/NMA
Date Received : 28.04.25
Location : Autolus Marshgate Stevenage Herts
Proposal : Non Material Amendment to planning reference number
24/00550/FP for elevational alterations at ground and mezzanine
level in connection with refit of ground floor and removal of
undercroft parking. Installation of additional equipment at roof
level.
Date of Decision : 20.05.25
Decision : **Non Material Amendment AGREED**
133. Application No : 24/00686/FP
Date Received : 25.09.24
Location : Land Between 146 & 225 Hopton Road Stevenage Herts SG1
2LF
Proposal : Erection of 1no. detached three bedroom dwelling
Date of Decision : 31.01.25
Decision: **Planning Permission is GRANTED**

134. Application No : 24/00724/TPTPO
Date Received : 11.10.24
Location : 32 Granby Road Stevenage Herts SG1 4AS
Proposal : Fell and treat stumps with eco-plugs to 3no. Oak trees (T11, T12, and T13) protected by Tree Preservation Order 14
Date of Decision : 27.02.25
Decision : **GRANT AND REFUSAL OF CONSENT**
- For the following reason(s);
- CONSENT is hereby granted for the felling of 1no. Oak tree known as T11 but shown as T6 on the submitted plans, subject to a replacement tree as set out in condition 4.
- REFUSAL of consent to fell 1no. Oak tree known as T13 but shown as T5 on the submitted plans.
CONSENT is hereby granted to allow up to 30% linear reduction of said tree.
- REFUSAL of consent to fell 1no. Oak tree known as T12 but shown as T4 on the submitted plans.
CONSENT is hereby granted to allow up to 30% linear reduction of said tree.
- The removal of T11 is consented subjected to its replacement with a suitable low water demand species, such as Tulip, Hornbeam, or Birch. Planting of the replacement tree shall be carried out in the first planting season following the removal of the Oak tree and the Local Planning Authority must be advised upon completion of the planting. If the replacement tree is subsequently removed, uprooted, destroyed or it dies, a replacement tree should be planted in the same place and that tree shall be of such a size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.
135. Application No : 24/00804/FPH
Date Received : 13.11.24
Location : 61 Brixham Close Stevenage Herts SG1 2SA
Proposal : Single storey front extension
Date of Decision : 06.02.25
Decision : **Planning Permission is GRANTED**

136. Application No : 24/00824/COND
Date Received : 25.11.24
Location : 224-230 Bedwell Crescent Stevenage Herts SG1 1NG
Proposal : Discharge of Condition 21 (Site Waste Management Plan) attached to planning permission reference number 22/00965/FPM
Date of Decision : 06.02.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
137. Application No : 24/00826/FPH
Date Received : 26.11.24
Location : Corrie Mead Rectory Lane Stevenage Herts
Proposal : Demolition of existing conservatory and replacement with single storey side extension, two storey rear extension, and cladding of dwelling with red-multi brick cladding to match extensions
Date of Decision : 10.02.25
Decision : **Planning Permission is GRANTED**
138. Application No : 24/00854/AD
Date Received : 08.12.24
Location : The Coopers Inn Magpie Crescent Stevenage Herts
Proposal : Refurbish 2no. existing Corex Signs, display of 1no. Totem Sign and 1no. Fascia Sign (externally illuminated) and signwrite Sizzling Logos (externally illuminated)
Date of Decision : 31.01.25
Decision : **Advertisement Consent is GRANTED**
139. Application No : 24/00857/COND
Date Received : 09.12.24
Location : Land To The North Of Stevenage Weston Road Stevenage Herts
Proposal : Discharge of Condition 35 (Drainage Strategy Phase 2) attached to planning permission reference number 17/00862/OPM
Date of Decision : 07.02.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

140. Application No : 24/00863/FP
Date Received : 10.12.24
Location : The Cromwell Hotel 25 - 27 High Street Stevenage Herts
Proposal : Construction of a new "orangery" style extension, associated landscaping, access and parking amendments
Date of Decision : 17.02.25
Decision : **Planning Permission is GRANTED**
141. Application No : 24/00864/LB
Date Received : 10.12.24
Location : The Cromwell Hotel 25 - 27 High Street Stevenage Herts
Proposal : Construction of a new "orangery" style extension, associated landscaping, access and parking amendments.
Date of Decision : 17.02.25
Decision : **Listed Building Consent is GRANTED**
142. Application No : 24/00865/AD
Date Received : 10.12.24
Location : Unit 1 Oaklands Retail Park London Road Stevenage Herts
Proposal : Installation of 2no. internally illuminated fascia signs, 1no. non-illuminated fascia sign, 4no. roundel window vinyl's, 2no. window/door vinyl panel signs and 1no. non-illuminated goal post sign
Date of Decision : 04.02.25
Decision : **Advertisement Consent is GRANTED**
143. Application No : 24/00874/FPH
Date Received : 16.12.24
Location : 28 Breakspear Stevenage Herts SG2 9SQ
Proposal : Erection of single storey rear extension
Date of Decision : 06.02.25
Decision : **Planning Permission is GRANTED**

144. Application No : 24/00876/COND
Date Received : 17.12.24
Location : Car Park Bragbury End Sports Ground Aston Lane Aston
Proposal : Discharge of Conditions 8 (Landscape and Ecological Management Plan); and 14 (Construction Traffic Management Plan) attached to planning permission reference number 21/00847/FP
Date of Decision : 03.02.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
145. Application No : 24/00877/FPH
Date Received : 17.12.24
Location : 31 Fawcett Road Stevenage Herts SG2 0EJ
Proposal : Erection of single storey side extension
Date of Decision : 07.02.25
Decision : **Planning Permission is GRANTED**
146. Application No : 24/00882/FP
Date Received : 17.12.24
Location : Garage Block 31 - 49 Spring Drive Stevenage Herts
Proposal : Variation of Condition 1 (Approved Plans) attached to planning permission 24/00376/RM
Date of Decision : 06.02.25
Decision : **Planning Permission is GRANTED**

147. Application No : 24/00887/FPH
Date Received : 19.12.24
Location : 100 Pankhurst Crescent Stevenage Herts SG2 0QN
Proposal : Single storey front extension and two storey side extension
Date of Decision : 12.02.25
Decision : **Planning Permission is REFUSED**
- For the following reason(s);
- The proposed two-storey side extension, by virtue of its proximity to the rear elevation of No.98 Pankhurst Crescent fails to meet the required minimum back to side separation distance as stated in Appendix C of the Council's adopted Design Guide (2023) and would therefore result in an imposing structure that would have an unacceptable overbearing impact on the outlook at the rear for the occupiers of this neighbouring property. The proposal is therefore contrary to the Council's Design Guide SPD (2023), Policies GD1 and SP8 of the Stevenage Borough Local Plan (2019), the National Planning Policy Framework (2024) and associated National Planning Policy Guidance.
- The proposed development, if approved, would result in inadequate car parking provision to serve the property in line with the Council's adopted parking standards. This is likely to result in additional on-street parking which would give rise to conditions prejudicial to the free flow of traffic and conditions of highway safety in the vicinity of the application site. The proposal is therefore contrary to Policy IT5 of the Stevenage Borough Local Plan (2019), the Council's Parking Provision SPD (2020), the National Planning Policy Framework (2024) and the National Planning Practice Guidance (2014).
148. Application No : 24/00889/COND
Date Received : 19.12.24
Location : Bond International Cartwright Road Stevenage Herts
Proposal : Discharge of condition 21 (Biodiversity Gain Plan) attached to planning permission reference number 24/00525/FPM
Date of Decision : 07.02.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

149. Application No : 24/00891/FP
Date Received : 19.12.24
Location : MBDA UK Six Hills Way Stevenage Herts
Proposal : Variation of Condition 2 (Limited period 2yrs) required beyond the expiry date attached to planning permission reference number 23/00261/FP
Date of Decision : 03.02.25
Decision : **Planning Permission is GRANTED**
150. Application No : 24/00892/COND
Date Received : 19.12.24
Location : Land To The North Of Stevenage Weston Road Stevenage Herts
Proposal : Discharge of Condition 16 (Custom Build Design Code) attached to planning permission reference number 23/00890/RMM
Date of Decision : 11.02.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
151. Application No : 24/00893/FP
Date Received : 19.12.24
Location : Land Adjacent To 175 Vardon Road Stevenage Herts
Proposal : Erection of pair of semi-detached 2 bedroom dwellings
Date of Decision : 07.02.25
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The proposed development, by reason of a lack of on-site parking, would lead to inconsiderate parking on Vardon Road, which would have an unacceptable impact on highway safety. The proposal is therefore contrary to Policies IT4 and IT5 of the Stevenage Borough Local Plan 2011-2031 and Policy IT4 of the emerging Local Plan Partial Update 2024.

152. Application No : 24/00895/FP
Date Received : 20.12.24
Location : Bell Lane Stevenage Herts SG1 3HW
Proposal : Change of use of parking bay on Bell Lane to locate a catering van for hot and cold snacks outside the Mulberry Tree PH.
Date of Decision : 06.02.25
Decision : **Planning Permission is REFUSED**

For the following reason(s);

The proposed development, by reason of introducing a new hot food takeaway to an area which is already saturated similar premises and suffers from related health issues, would have an unacceptable impact on public health. The proposal is therefore contrary to Policies SP2 and TC10 of the Stevenage Borough Local Plan 2011-2031 and Policies SP2 and TC9 of the emerging Local Plan Partial Update 2024.

The proposed development, by reason of the use of a diesel generator and the proposed hours of use, would cause unacceptable disturbance to the occupiers of surrounding buildings. The proposal is therefore contrary to Policies GD1 and FP7 of the Stevenage Borough Local Plan 2011-2031 and Policies GD1 and FP7 of the emerging Local Plan Partial Update 2024.

The proposed development, by reason of its form, design and siting, would appear as a prominent and incongruous feature in the Bell Lane and High Street street scenes, resulting in unacceptable harm to the character and appearance of the area. The proposal is therefore contrary to Policy GD1 of the Stevenage Borough Local Plan 2011-2031 and Policy GD1 of the emerging Local Plan Partial Update 2024.

The proposed development would result in less than substantial harm to the significance of the Old Town High Street Conservation Area and the grade II listed Mulberry Tree public house. The public benefits of the proposal would not outweigh these harms. The proposal is therefore contrary to national policy for the protection of designated heritage assets, Policy SP13 of the Stevenage Borough Local Plan 2011-2031 and Policy SP13 of the emerging Local Plan Partial Update 2024.

153. Application No : 24/00901/TPCA
Date Received : 24.12.24
Location : 3 Nycolles Wood Stevenage Herts SG1 4GR
Proposal : Ash Tree (T1) - pruning, reduction by 25% and removal of dead wood
Date of Decision : 31.01.25
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
154. Application No : 24/00903/FPH
Date Received : 25.12.24
Location : 47 Walkern Road Stevenage Herts SG1 3RA
Proposal : Erection of single storey side and rear extension
Date of Decision : 04.02.25
Decision : **Planning Permission is GRANTED**
155. Application No : 25/00002/FP
Date Received : 03.01.25
Location : MBDA UK Six Hills Way Stevenage Herts
Proposal : Demolition of existing disused oil storage compound and associated buildings adjacent to building B5000 and erection of a new steel frame storage unit
Date of Decision : 17.02.25
Decision : **Planning Permission is GRANTED**
156. Application No : 25/00003/FP
Date Received : 06.01.25
Location : 91 Blenheim Way Stevenage Herts SG2 8TD
Proposal : Change of use from amenity land to private garden land.
Date of Decision : 24.02.25
Decision : **Planning Permission is GRANTED**

157. Application No : 25/00008/COND
Date Received : 08.01.25
Location : Car Park Bragbury End Sports Ground Aston Lane Aston
Proposal : Discharge of condition 18 (Phase One Investigation) attached to planning permission reference number 21/00847/FP
Date of Decision : 13.02.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
158. Application No : 25/00009/FP
Date Received : 08.01.25
Location : 44 Made Feld Stevenage Herts SG1 1PQ
Proposal : Change of use from grass verge to new driveway
Date of Decision : 24.02.25
Decision : **Planning Permission is GRANTED**
159. Application No : 25/00012/AD
Date Received : 09.01.25
Location : Shurgard Self-Storage Whittle Way Stevenage Herts
Proposal : 1 x non-illuminated sign and 6 x externally illuminated wall mounted signs
Date of Decision : 26.02.25
Decision : **Advertisement Consent is GRANTED**
160. Application No : 25/00021/TPCA
Date Received : 10.01.25
Location : 5 Spring Drive Stevenage Herts SG2 8AZ
Proposal : Poplar- Fell to ground level
Date of Decision : 14.02.25
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**

161. Application No : 25/00022/FPH
Date Received : 12.01.25
Location : 22 Huntingdon Road Stevenage Herts SG1 2PA
Proposal : Single storey side and rear extension
Date of Decision : 17.02.25
Decision : **Planning Permission is GRANTED**
162. Application No : 25/00023/FP
Date Received : 13.01.25
Location : 1 Hyde Green Stevenage Herts SG2 9XU
Proposal : Part two storey, part single storey rear extension
Date of Decision : 24.02.25
Decision : **Planning Permission is GRANTED**
163. Application No : 25/00028/FP
Date Received : 14.01.25
Location : The Priory Nursery, St John's Ambulance Hall Stanmore Road Stevenage Herts
Proposal : Single storey side extension, 3no. fixed canopies, fenced enclosure, and cycle and waste storage enclosure
Date of Decision : 24.02.25
Decision : **Planning Permission is GRANTED**
164. Application No : 25/00029/COND
Date Received : 14.01.25
Location : Bond International Cartwright Road Stevenage Herts
Proposal : Discharge of condition 22 (Habitat Management and Monitoring Plan) attached to planning permission reference number 24/00525/FPM
Date of Decision : 07.02.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

165. Application No : 25/00032/COND
Date Received : 16.01.25
Location : Bond International Cartwright Road Stevenage Herts
Proposal : Discharge of condition 18 (Site Waste Management Plan) attached to planning permission reference number 24/00525/FPM
Date of Decision : 07.02.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
166. Application No : 25/00033/FP
Date Received : 16.01.25
Location : 62 Fairview Road Stevenage Herts SG1 2NR
Proposal : Variation of condition 1 (Approved Drawings) attached to planning application reference number 24/00367/FPH to provide 1no. dormer window
Date of Decision : 24.02.25
Decision : **Planning Permission is GRANTED**
167. Application No : 25/00039/NMA
Date Received : 17.01.25
Location : Car Park Bragbury End Sports Ground Aston Lane Aston
Proposal : Non material amendment to reserved matters approval 21/00847/FP for alterations to internal layouts and elevations
Date of Decision : 03.02.25
Decision : **Non Material Amendment AGREED**
168. Application No : 25/00041/COND
Date Received : 17.01.25
Location : Land Adjacent To GSK Campus Gunnels Wood Road Stevenage Herts
Proposal : Partial discharge of condition 50 (Drainage Method Statement) attached to planning permission reference 23/00293/FPM
Date of Decision : 11.02.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

169. Application No : 25/00043/NMA
Date Received : 20.01.25
Location : Priory Meadow Rectory Lane Stevenage Herts
Proposal : Non material amendment to planning permission 21/01356/FPH for construction of brick chimney and window amendments
Date of Decision : 13.02.25
Decision : **Non Material Amendment AGREED**
170. Application No : 25/00051/COND
Date Received : 22.01.25
Location : Land Opposite 25 And 26 St. Albans Drive Stevenage Herts
Proposal : Discharge of condition 7 (Construction Management Statement) attached to planning permission reference number 23/00637/FP
Date of Decision : 12.02.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
171. Application No : 25/00057/COND
Date Received : 23.01.25
Location : Bond International Cartwright Road Stevenage Herts
Proposal : Discharge of Condition 4 (Construction Traffic Management Plan) attached to planning permission reference number 24/00525/FPM
Date of Decision : 18.02.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
172. Application No : 25/00058/NMA
Date Received : 23.01.25
Location : 18 - 32 Walden End Stevenage Herts SG1 1TZ
Proposal : Non material amendment to planning permission reference 24/00818/FP to amend access and fencing
Date of Decision : 07.02.25
Decision : **Non Material Amendment AGREED**

173. Application No : 25/00059/NMA
Date Received : 23.01.25
Location : 34 - 48 Walden End Stevenage Herts SG1 1TZ
Proposal : Non material amendment to planning permission reference 24/00819/FP to amend access and fencing
Date of Decision : 07.02.25
Decision : **Non Material Amendment AGREED**
174. Application No : 25/00060/NMA
Date Received : 23.01.25
Location : 50 - 64 Walden End Stevenage Herts SG1 1TZ
Proposal : Non material amendment to planning permission reference 24/00820/FP to amend access and fencing
Date of Decision : 07.02.25
Decision : **Non Material Amendment AGREED**
175. Application No : 25/00061/NMA
Date Received : 23.01.25
Location : 2 - 16 Walden End Stevenage Herts SG1 1TZ
Proposal : Non-material amendment to planning permission reference 24/00821/FP to amend access and fencing
Date of Decision : 07.02.25
Decision : **Non Material Amendment AGREED**
176. Application No : 25/00069/COND
Date Received : 28.01.25
Location : Land At Maxwell Road Stevenage Herts SG1 2EW
Proposal : Discharge of Condition 9 (Fencing) attached to planning permission reference number 23/00313/FP
Date of Decision : 13.02.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

177. Application No : 25/00073/NMA
Date Received : 29.01.25
Location : Bond International Cartwright Road Stevenage Herts
Proposal : Non-material amendment to planning permission 24/00525/FPM to vary Condition 1 (Approved Plans), Condition 10 (Materials) and Condition 19 (External Lighting)
Date of Decision : 19.02.25
Decision : **Non Material Amendment AGREED**
178. Application No : 25/00083/CLPD
Date Received : 30.01.25
Location : 12 Marlborough Road Stevenage Herts SG2 9HP
Proposal : Lawful Development Certificate (Proposed) for garage conversion
Date of Decision : 18.02.25
Decision : **Certificate of Lawfulness is APPROVED**
179. Application No : 25/00103/PADEMO
Date Received : 05.02.25
Location : 22 - 24 Ellis Avenue Stevenage Herts SG1 3SA
Proposal : Proposed demolition work to a pair of semi-detached dwellings on the site of 22 - 24 Ellis Avenue
Date of Decision : 19.02.25
Decision : **Prior Approval is REQUIRED and REFUSED**
- The proposed development would be contrary to conditions 12, 13, 14, 15 and 16 imposed on planning permission reference 24/00064/FPM. It follows that the proposed development is not permitted by reason of Article 3(4) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- The proposed development is "excluded demolition" within the meaning of paragraph B.3 of Part 11, Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). It is therefore ineligible for prior approval.

180. Application No : 25/00106/CLPD
Date Received : 06.02.25
Location : 33 Whitesmead Road Stevenage Herts SG1 3LB
Proposal : Lawful Development Certificate (Proposed) for the demolition of existing conservatory and erection of a replacement flat roof extension with associated internal alterations
Date of Decision : 24.02.25
Decision : **Certificate of Lawfulness is APPROVED**
181. Application No : 25/00120/NMA
Date Received : 11.02.25
Location : 3 Chestnut Walk Stevenage Herts SG1 4DD
Proposal : Non-material amendment to planning approval 23/00777/FPH for changes to the colour of dormer window frames and cladding
Date of Decision : 27.02.25
Decision : **Non Material Amendment AGREED**
182. Application No : 25/00137/NMA
Date Received : 18.02.25
Location : 9 Chouler Gardens Stevenage Herts SG1 4TB
Proposal : Non-material amendment to planning approval 24/00873/FPH front bay window to be rebuilt in brickwork down to ground level and small increase in depth of lean-to roof over the window
Date of Decision : 24.02.25
Decision : **Non Material Amendment AGREED**

BACKGROUND PAPERS

1. The application file, forms, plans and supporting documents having the reference number relating to this item.
2. Stevenage Borough Council Supplementary Planning Documents – Parking Provision adopted January 2020.
3. Stevenage Borough Local Plan 2011-2031 adopted May 2019.
4. Local Plan Partial Review (2024).
5. Hertfordshire County Council's Local Transport Plan 4 adopted May 2018.
6. Responses to consultations with statutory undertakers and other interested parties referred to in this report.
7. Central Government advice contained in the National Planning Policy Framework December 2024 and Planning Policy Guidance.

Meeting: Planning and Development
Committee

Agenda Item:

Date: 5 June 2025

INFORMATION REPORT - APPEALS / CALLED IN APPLICATIONS

Author – Linda Sparrow

Lead Officer – Alex Robinson

Contact Officer – Alex Robinson

1. APPEALS RECEIVED

- 1.1 24/00893/FP, Land Adjacent to 175 Vardon Road. Appeal against refusal of planning permission for the erection of a pair of semi-detached two-bedroom dwellings.
- 1.2 21/01025/ENFAPL, 7 Boxfield Green. Appeal against the serving of an Enforcement Notice relating to the development not in accordance with approved plans under planning permission reference number 17/00734/FPH.

2. DECISIONS AWAITED

- 2.1. 24/00469/FPH, 7 Milestone Close. Appeal against refusal of planning permission for a single storey front extension.

3. DECISIONS RECEIVED

- 3.1 22/00307/ENFAPL (23/00035/ENFAPL), Car park to side of 10 Aintree Way. Appeal against the serving of an Enforcement Notice relating to the erection of a car port.
 - 3.1.1 Enforcement Notice to be Amended with appeal DISMISSED.
 - 3.1.2 Amendments required:
 - i) Deletion of wording in paragraph 3 and replacement with “without planning permission, the erection of a structure on the Land marked in red pen”
 - ii) Renumbering of paragraphs 4, 5, and 6 as paragraphs 5, 6, and 7.
 - iii) New paragraph 4 to be inserted detailing reasons for issuing enforcement notice.
 - 3.1.3 The original enforcement notice was issued by the Council on 14 October 2022 which was found on appeal to be a nullity. The Council consequently issued a further enforcement notice to rectify errors identified by the previous Inspector at appeal.
 - 3.1.4 Appeal made under ground (b) is made on the basis that a breach in planning control has not occurred. The Inspector noted the appellants’ grounds that the structure is not permanent but having seen photographs from December 2022 and seen the structure on a site visit, concludes the erection of a permanent structure has occurred and ground (b) fails.
 - 3.1.5 Appeal made under ground (c) that a breach has not occurred as erection of permanent structure not occurred. The Inspector found that the structure as erected was substantial in

size and visible from multiple vantage points. The Inspector has seen photographic evidence of a metal rail cemented to the ground upon which the structure was then fixed.

- 3.1.6 The Inspector found that the size of the structure amounts to a characteristic of permanence rather than a temporary structure. As such, the Inspector concluded that the structure amounts to development under Section 55 of the Planning Act and permission is required.
- 3.1.7 The Inspector found the structure did not benefit from permitted development under Part 4, Class A as it was not related to operational developments. Further, they found it did not benefit from Part 1, Class E permitted development as although an outbuilding, it is not located within the curtilage of dwellinghouse.
- 3.1.8 Appeal under ground (c) fails because, as a matter of fact and degree, a permanent structure has been erected.
- 3.1.9 The Inspector stated that the presence of other buildings in the area is not of relevance to the case and neither is the structures appearance or whether it is incongruous to the street scene or not.
- 3.1.10 They concluded that the appeals under grounds (b) and (c) should not succeed and the enforcement notice is upheld subject to corrections.

- 3.2 23/00824/CLEU, 40A Vinters Avenue. Appeal against the refusal to issue a Lawful Development Certificate for the existing use of the premises as 4no. self-contained studio flats. *Determined following a Public Inquiry on 11th February 2025.*

23/00771/ENF, 40A Vinters Avenue. Appeal against the serving of an Enforcement Notice relating to the development under planning permission reference number 23/00824/CLEU. *Determined following a Public Inquiry on 11th February 2025.*

Officer Note: Please note that both appeals for Vinters Avenue are covered by the one appeal decision notice and are dealt with together in the following paragraphs.

- 3.2.1 The Enforcement Notice (EN) alleges the change of use of the land as four self-contained flats, but the EN does not allege a *material* change of use of the land and it therefore follows that the allegation in the notice would not constitute development for the purposes of Section 55(1) of the 1990 Act.
- 3.2.2 Section 57 of the 1990 Act states permission is needed for the carrying out of development. Given that alleged breach of planning control has been found to not be development, planning permission was not required and the EN is therefore defective in that respect.
- 3.2.3 However, the appellant understands the allegation to be intended to refer to a material change of use and as such the Inspector was satisfied that a correction of the EN could be undertaken without injustice.
- 3.2.4 The Inspector found that the requirement under part (iii) of the EN to dispose of debris to a licensed refuse facility was not required as it is not necessary to remedy the breach.
- 3.2.5 The Inspector found the requirement under part (iv) to bring the property back into use as single family dwelling as per planning permission 15/00125/FP was not applicable as an EN cannot require a building to be brought into an alternative use.
- 3.2.6 Under Section 171B(2) of the 1990 Act, where a breach of planning control consisting of a change of use of any building to a single dwelling house, no enforcement action may be taken after a period of 4 years.

- 3.2.7 The Council's argument is that upon completion of the building, it was never used as a single dwelling before being occupied as four flats and therefore the building never experienced a *material* change of use because its first use was that as four flats and the applicable period of immunity is therefore 10 years, not 4 years.
- 3.2.8 The Inspector found that the building was completed as a single dwelling in accordance with the 2015 planning permission and its lawful use at that time was a single dwelling, but the question is, what was the lawful use at the time of overall completion of all building works?
- 3.2.9 Taking all evidence into account, the Inspector concluded that on the balance of probabilities, the building was completed as a two-bedroom dwelling and had that use at the time of its completion in February 2017. The subsequent material change of use from single dwelling to four flats occurred more than 4 years prior to the issuing of the EN and the LDC application. It follows then that on the date of issuing the EN and the date the LDC application was made, it was too late for the Council to take action.
- 3.2.10 Appeal A – the appeal is allowed, and a Certificate of Lawful Use is issued.
- 3.2.11 Appeal B – the EN is quashed as the Council issued it out of time for such action.

3.3 Decision for Costs Associated with the Vinters Avenue Appeals

- 3.3.1 The Inspector found that the appellant's evidence throughout the appeal process, and their cooperation with the Council's investigation was inconsistent, amounting to unreasonable behaviour.
- 3.3.2 The inconsistent evidence regarding when the appellant lived at the property required the Council to test the evidence at great length during the inquiry, at great expense to the Council. The appellant's unfamiliarity with appeal proceedings does not justify their inconsistent evidence.
- 3.3.3 The Inspector concluded that the appellant's unreasonable behaviour, resulting in unnecessary or wasted expense, has occurred and a partial award of costs is warranted.
- 3.3.4 It is therefore ordered that the appellant is to pay the Council the costs of the appeal proceedings, limited to that part of the inquiry that dealt with the appellant's claims of having lived at the appeal property.

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