

**Meeting:** Planning and Development  
Committee

**Agenda Item:**

**Date:** 8<sup>th</sup> August 2023

## **IMPORTANT INFORMATION - DELEGATED DECISIONS**

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

1. Application No : 23/00199/FPH  
Date Received : 10.03.23  
Location : 53 Wetherby Close Stevenage Herts SG1 5RX  
Proposal : Proposed raising of roof of two-storey rear extension and installation of rooflights.  
Date of Decision : 12.07.23  
Decision : **Planning Permission is GRANTED**
  
2. Application No : 23/00203/COND  
Date Received : 13.03.23  
Location : Land West Of North Road North Road Stevenage Herts  
Proposal : Partial discharge of condition 7 (Travel Plan) attached to planning permission 21/00529/FPM to allow occupation of Unit B.  
Date of Decision : 17.07.23  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

3. Application No : 23/00272/LB  
Date Received : 11.04.23  
Location : 4 - 6 Bragbury Lane Stevenage Herts SG2 8TJ  
Proposal : Addition of two skylights and alteration of a window into bifold doors within the kitchen.  
Date of Decision : 20.07.23  
Decision : **Listed Building Consent is GRANTED**
4. Application No : 23/00296/FP  
Date Received : 17.04.23  
Location : The Cromwell Hotel 25 - 27 High Street Stevenage Herts  
Proposal : Installation of 1no. wall mounted ANPR camera, 1no. column mounted ANPR camera and associated cabinet.  
Date of Decision : 20.07.23  
Decision : **Planning Permission is GRANTED**
5. Application No : 23/00297/AD  
Date Received : 17.04.23  
Location : The Cromwell Hotel 25 - 27 High Street Stevenage Herts  
Proposal : Installation of 12 no. non-illuminated signs.  
Date of Decision : 07.07.23  
Decision : **Advertisement Consent is GRANTED**
6. Application No : 23/00343/FPH  
Date Received : 03.05.23  
Location : 48 Brick Kiln Road Stevenage Herts SG1 2NH  
Proposal : Proposed two storey side extension, single storey rear extension and garage conversion  
Date of Decision : 25.07.23  
Decision : **Planning Permission is GRANTED**

7. Application No : 23/00369/AD  
Date Received : 15.05.23  
Location : Stevenage Golf Course Aston Lane Aston Stevenage  
Proposal : Retrospective replacement of existing V-sign and erection of 2 no. non-illuminated near site vehicle entrance.  
Date of Decision : 07.07.23  
Decision : **Advertisement Consent is GRANTED**
8. Application No : 23/00374/FP  
Date Received : 15.05.23  
Location : 14 Queensway Town Centre Stevenage Herts  
Proposal : Replacement shop frontage and installation of external extraction to the rear.  
Date of Decision : 06.07.23  
Decision : **Planning Permission is GRANTED**
9. Application No : 23/00375/AD  
Date Received : 15.05.23  
Location : 14 Queensway Town Centre Stevenage Herts  
Proposal : Erection of 1no. internally illuminated fascia sign.  
Date of Decision : 06.07.23  
Decision : **Advertisement Consent is GRANTED**
10. Application No : 23/00376/FPH  
Date Received : 15.05.23  
Location : 23 Shephall Green Stevenage Herts SG2 9XS  
Proposal : Retrospective planning permission for the replacement of fence with a wall along a boundary.  
Date of Decision : 06.07.23  
Decision : **Planning Permission is GRANTED**

11. Application No : 23/00378/COND  
Date Received : 16.05.23  
Location : Land To The North Of Stevenage Weston Road Stevenage Herts  
Proposal : Discharge of condition 26 (hard surface materials) attached to planning permission reference number 17/00862/OPM (Site Wide Infrastructure Phase - 22/00808/RMM)  
Date of Decision : 17.07.23  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
12. Application No : 23/00379/AD  
Date Received : 16.05.23  
Location : McDonalds Monkswood Retail Park Elder Way Stevenage  
Proposal : The erection of 1no. internally illuminated freestanding totem sign.  
Date of Decision : 06.07.23  
Decision : **Advertisement Consent is GRANTED**
13. Application No : 23/00380/LB  
Date Received : 16.05.23  
Location : 23 Shephall Green Stevenage Herts SG2 9XS  
Proposal : Retrospective Listed Building Consent for the replacement of fence with a wall along a boundary.  
Date of Decision : 06.07.23  
Decision : **Listed Building Consent is GRANTED**

14. Application No : 23/00384/CLED  
Date Received : 17.05.23  
Location : Lanes End Todds Green Stevenage Herts  
Proposal : Certificate of lawfulness (Existing Use) for occupation of Lanes End (formerly known as 63 Todds Green) in breach of the agricultural occupancy condition.  
Date of Decision : 10.07.23  
Decision : **Certificate of Lawfulness is APPROVED**
15. Application No : 23/00387/FPH  
Date Received : 19.05.23  
Location : 38 Burydale Stevenage Herts SG2 8AT  
Proposal : Retention of existing summerhouse in rear garden  
Date of Decision : 10.07.23  
Decision : **Planning Permission is GRANTED**
16. Application No : 23/00391/COND  
Date Received : 22.05.23  
Location : Matalan Unit B-C Danestrete Stevenage  
Proposal : Partial discharge of Condition 3 (External Materials) attached to planning permission reference number 20/00643/RMM to allow construction of Phase 1  
Date of Decision : 17.07.23  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
17. Application No : 23/00392/COND  
Date Received : 22.05.23  
Location : Matalan Unit B-C Danestrete Stevenage  
Proposal : Partial discharge of Condition 4 (Surfacing Materials) attached to planning permission reference number 20/00643/RMM to allow construction of Phase 1  
Date of Decision : 17.07.23  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

18. Application No : 23/00395/LB  
Date Received : 22.05.23  
Location : The Cromwell Hotel 25 - 27 High Street Stevenage Herts  
Proposal : Installation of 1no. wall mounted ANPR camera and 9no. wall mounted signs  
Date of Decision : 07.07.23  
Decision : **Listed Building Consent is GRANTED**
19. Application No : 23/00396/FPH  
Date Received : 23.05.23  
Location : 2 Langmoor Cottages Symonds Green Road Stevenage Herts  
Proposal : Demolition of existing garage, erection of two-storey side extension and single-storey front and rear extensions.  
Date of Decision : 21.07.23  
Decision : **Planning Permission is GRANTED**
20. Application No : 23/00398/CLPD  
Date Received : 23.05.23  
Location : 4 Chambers Gate Stevenage Herts SG1 3XE  
Proposal : Lawful Development Certificate (Proposed) for part conversion of garage into habitable space and creation of wider opening to rear elevation in order to install Bi-Fold doors  
Date of Decision : 06.07.23  
Decision : **Certificate of Lawfulness is APPROVED**
21. Application No : 23/00399/FPH  
Date Received : 24.05.23  
Location : 105 And 107 Ingleside Drive Stevenage Herts SG1 4RY  
Proposal : Demolition of existing conservatory at 105 Ingleside Drive, erection of first floor side extensions, part single-storey, part two-storey rear extensions at 105 and 107 Ingleside Drive.  
Date of Decision : 20.07.23  
Decision : **Planning Permission is GRANTED**

22. Application No : 23/00400/TPTPO  
Date Received : 24.05.23  
Location : Barclay Secondary School Walkern Road Stevenage Herts  
Proposal : T1 - Horse Chestnut - Reduce lateral spread by 3m to limb growing over the school grounds protected by TPO 11  
Date of Decision : 14.07.23  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
23. Application No : 23/00402/FPH  
Date Received : 24.05.23  
Location : 31 Tates Way Stevenage Herts SG1 4WP  
Proposal : Erection of single storey side and rear extension.  
Date of Decision : 18.07.23  
Decision : **Planning Permission is GRANTED**
24. Application No : 23/00403/AD  
Date Received : 24.05.23  
Location : B And Q London Road Stevenage Herts  
Proposal : Installation of 3 no. Illuminated fascia signs, 22 no. Non-Illuminated aluminium fascia signs, 16 no. Vinyls to doors, 1 no. set of Graphics to glazing.  
Date of Decision : 10.07.23  
Decision : **Advertisement Consent is GRANTED**

25. Application No : 23/00407/CLED  
Date Received : 25.05.23  
Location : 4 Wisden Road Stevenage Herts SG1 5HZ  
Proposal : Certificate of lawfulness (Existing Development) for six no. self-contained studio flats (Use Class C3).  
Date of Decision : 12.07.23  
Decision : **Certificate of Lawfulness is APPROVED**
26. Application No : 23/00411/FPH  
Date Received : 27.05.23  
Location : 14 Woodfield Road Stevenage Herts SG1 4BP  
Proposal : Erection of first floor side extension.  
Date of Decision : 21.07.23  
Decision : **Planning Permission is GRANTED**
27. Application No : 23/00414/CLPD  
Date Received : 30.05.23  
Location : 134 Letchmore Road Stevenage Herts SG1 3PT  
Proposal : Lawful Development Certificate (Proposed) for installation of rear and side dormer window and 3 no. roof lights.  
Date of Decision : 26.07.23  
Decision : **Certificate of Lawfulness is APPROVED**



28. Application No : 23/00416/TPTPO  
Date Received : 30.05.23  
Location : 22A Julians Road Stevenage Herts SG1 3EU  
Proposal : Crown Reduction, Dead wooding and Thinning of up to 20% (8-10 feet/2-3 meters), one large limb to be removed which is overhanging 22B Julians Road to 1 No: Copper Beech (T1) Tree protected by TPO93  
Date of Decision : 21.07.23  
Decision : **REFUSE WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**  
For the following reason(s):  
The Copper Beech Tree (T1) as protected by TPO93 is a prominent and valuable feature in the local landscape which includes the setting of the Orchard Road Conservation Area. The proposed removal of the whole limb to this protected tree would appear overly excessive and be detrimental to the visual amenity of T1 and would therefore detract from the local landscape of Julians Road and the nearby conservation area. The proposed works to the tree, therefore, would not accord with the Town and Country Planning (Tree Preservation) (England) Regulations (2012), the NPPF (2021) and the National Planning Practice Guidance: Tree Preservation Orders and Trees in Conservation Area published 6 March 2014.
29. Application No : 23/00417/FPH  
Date Received : 30.05.23  
Location : 58 Abbots Grove Stevenage Herts SG1 1NS  
Proposal : Erection of 1 no. one bedroom annexe in the rear garden and a single storey front extension  
Date of Decision : 25.07.23  
Decision : **Planning Permission is GRANTED**
30. Application No : 23/00419/FP  
Date Received : 31.05.23  
Location : Carpark On Primett Road Stevenage Herts  
Proposal : Installation of InPost Parcel Locker  
Date of Decision : 14.07.23  
Decision : **Planning Permission is GRANTED**

31. Application No : 23/00420/TPTPO  
Date Received : 01.06.23  
Location : 69 Sparrow Drive Stevenage Herts SG2 9FB  
Proposal : Removal of 1 No. Ash Tree (T18) protected by TPO38.  
Date of Decision : 26.07.23  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
32. Application No : 23/00421/FPH  
Date Received : 01.06.23  
Location : 54 St. Margarets Stevenage Herts SG2 8RF  
Proposal : Single-storey front extension.  
Date of Decision : 20.07.23  
Decision : **Planning Permission is GRANTED**
33. Application No : 23/00424/FPH  
Date Received : 01.06.23  
Location : 44 Webb Rise Stevenage Herts SG1 5PA  
Proposal : Single storey rear extension.  
Date of Decision : 21.07.23  
Decision : **Planning Permission is GRANTED**
34. Application No : 23/00425/FPH  
Date Received : 01.06.23  
Location : 1 Langmoor Cottages Symonds Green Road Stevenage Herts  
Proposal : Demolition of existing garage and erection of two-storey side extension, single-storey front extension and single-storey rear extension.  
Date of Decision : 26.07.23  
Decision : **Planning Permission is GRANTED**

35. Application No : 23/00431/NMA  
Date Received : 02.06.23  
Location : Land To The North Of Stevenage Weston Road Stevenage Herts  
Proposal : Non Material Amendment to reserved matters approval reference 22/00810/RMM to replace bay windows with flush windows on dwellinghouses.  
Date of Decision : 06.07.23  
Decision : **Non Material Amendment AGREED**
36. Application No : 23/00439/FPH  
Date Received : 05.06.23  
Location : 102 Pankhurst Crescent Stevenage Herts SG2 0QN  
Proposal : Single storey front extension  
Date of Decision : 25.07.23  
Decision : **Planning Permission is GRANTED**
37. Application No : 23/00457/PADEMO  
Date Received : 14.06.23  
Location : Cartref Redcar Drive House Stevenage Herts  
Proposal : Prior approval for the demolition of one detached dwellinghouse.  
Date of Decision : 11.07.23  
Decision : **Prior Approval is REQUIRED and REFUSED**
- For the following reason(s):
- The information submitted in support of the application does not clearly and accurately identify the site access, explain the means of managing site traffic, or describe the size and type of vehicles required in connection with the development. The applicant has therefore failed to demonstrate that the proposed means of demolition would have an acceptable impact on highway safety.

38. Application No : 23/00467/NMA  
Date Received : 19.06.23  
Location : 7 Wetherby Close Stevenage Herts SG1 5RX  
Proposal : Non material amendment to planning permission reference number 22/00216/FPH to replace the double gable-end roof to a flat roof and increasing the depth of part of the extension by 1m.  
Date of Decision : 12.07.23  
Decision : **Non Material Amendment NOT AGREED**

For the following reason(s);

The proposed amendments altogether would result in a significant material change to the appearance of the building. As such the Local Planning Authority considers that the proposed amendments cannot be considered as non-material and that the changes proposed would need to be assessed via the submission of a formal application for planning permission.

The proposed amendment to increase the overall depth of the section of the single-storey rear extension which attaches to the rear elevation of the set back garage from 1.5m to 2.5m is not acceptable in planning terms as it would result in a significant loss of outlook from and sunlight/daylight to the dining room of No.5 Wetherby Close.

The proposed amendment to convert the garage into a storage area and toilet is not acceptable in planning terms as it would result in the loss of one of the properties two existing off-street parking spaces and as a three bedroom property, the Council's Car Parking Provision SPD (2020) requires the property to have at least two off-street parking spaces.

39. Application No : 23/00487/PATELE  
Date Received : 23.06.23  
Location : Broadhall Way Stevenage Herts SG2 8RH  
Proposal : Proposed 15.0m phase 8 street works monopole, 1no. traffic barrier, 2no. equipment cabinets with associated meter cabinet and ancillary development thereto  
Date of Decision : 25.07.23  
Decision : **Prior Approval is REQUIRED and GIVEN**

40. Application No : 23/00491/NMA  
Date Received : 26.06.23  
Location : Land To The West Of Lytton Way Stevenage Herts  
Proposal : Non-material amendment to planning permission reference number 23/00239/FPM to amend the position of stair and lift cores.  
Date of Decision : 06.07.23  
Decision : **Non Material Amendment AGREED**
41. Application No : 23/00500/CLPD  
Date Received : 27.06.23  
Location : 32 Old Bourne Way Stevenage Herts SG1 6AE  
Proposal : Lawful Development Certificate (Proposed) for rear dormer window and 2 no. roof lights.  
Date of Decision : 26.07.23  
Decision : **Certificate of Lawfulness is APPROVED**
42. Application No : 23/00507/PADEMO  
Date Received : 29.06.23  
Location : 10A 10B Burwell Road Stevenage Herts SG2 9RF  
Proposal : Prior approval for the demolition of two domestic dwellings.  
Date of Decision : 26.07.23  
Decision : **Prior Approval is REQUIRED and GIVEN**
43. Application No : 23/00514/FPH  
Date Received : 03.07.23  
Location : 387 Broadwater Crescent Stevenage Herts SG2 8HA  
Proposal : Single storey rear extension  
Date of Decision : 26.07.23  
Decision : **Planning Permission is GRANTED**

44. Application No : 23/00544/NMA  
Date Received : 13.07.23  
Location : Land To The West Of Lytton Way Stevenage Herts  
Proposal : Non-material amendment to planning permission reference number 23/00239/FPM to amend Condition 5 (Surface Water Drainage)  
Date of Decision : 17.07.23  
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. Hertfordshire County Council's Local Transport Plan 4 adopted May 2018.
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 February 2019 and Planning Policy Guidance March 2014.