

**Meeting:** Planning and Development  
Committee

**Agenda Item:**

**Date:**

## **IMPORTANT INFORMATION - DELEGATED DECISIONS**

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

1. Application No : 23/00736/FP  
Date Received : 04.10.23  
Location : Aldi Stores Fairlands Way Stevenage Herts  
Proposal : Proposed extension to foodstore, including minor elevational alterations and ancillary works.  
Date of Decision : 11.01.24  
Decision : **Planning Permission is GRANTED**
  
2. Application No : 23/00738/FP  
Date Received : 06.10.23  
Location : Land Adjacent To 73 Pankhurst Crescent Stevenage Herts  
Proposal : Erection of single storey side extension to create 1no. one bedroom dwelling  
Date of Decision : 03.01.24  
Decision : **Planning Permission is GRANTED**

3. Application No : 23/00749/FPH  
Date Received : 10.10.23  
Location : 23 Bray Drive Stevenage Herts  
Proposal : Two storey front and rear extension  
Date of Decision : 27.12.23  
Decision : **Planning Permission is REFUSED**
- For the following reason(s);
- The proposed two storey rear extension, by virtue of its height and depth, projecting approximately 6.5m beyond the main rear elevation of No. 37 Swale Close, would result in an unacceptable outlook for the occupiers of this neighbouring property, having a harmful overbearing impact on the rear habitable room windows, their conservatory and immediate garden area. The development is, therefore, contrary to policies GD1 and SP8 of the Stevenage Borough Local Plan 2011 - 2031 (2019), the Council's Design Guide SPD (2023), National Planning Policy Framework (2023) and the Planning Practice Guidance.
- The two storey rear extension by reason of its design, scale and siting in front of the existing dormer window will result in an incongruous form of development which appears contrived and of poor design. It would therefore be contrary to Policies GD1 and SP8 of the Stevenage Borough Local Plan 2011 - 2031 (2019), the Council's Design Guide SPD (2023), the National Planning Policy Framework (2023) and the Planning Practice Guidance.
4. Application No : 23/00778/AD  
Date Received : 21.10.23  
Location : 4 Whitworth Road Stevenage Herts SG1 4QS  
Proposal : Retrospective advertisement consent for 1no. externally illuminated fascia sign.  
Date of Decision : 09.01.24  
Decision : **Advertisement Consent is GRANTED**
5. Application No : 23/00806/FPH  
Date Received : 06.11.23  
Location : 25 Broadwater Crescent Stevenage Herts SG2 8EQ  
Proposal : Retrospective planning permission for outbuilding  
Date of Decision : 28.12.23  
Decision : **Planning Permission is GRANTED**

6. Application No : 23/00809/FP  
Date Received : 07.11.23  
Location : 15 Buckthorn Avenue Stevenage Herts SG1 1TT  
Proposal : Change of use of property from Class C4 (HMO) to Sui Generis (Large HMO), demolition of existing garages and erection of part single-storey, part two-storey rear extension and two-storey side extension.  
Date of Decision : 02.01.24  
Decision : **Planning Permission is GRANTED**
7. Application No : 23/00810/FPH  
Date Received : 07.11.23  
Location : 553 Archer Road Stevenage Herts SG1 5QR  
Proposal : Demolition of conservatory and garage and erection of single storey rear extension and garage.  
Date of Decision : 28.12.23  
Decision : **Planning Permission is GRANTED**
8. Application No : 23/00814/CLEU  
Date Received : 08.11.23  
Location : 250 Broadwater Crescent Stevenage Herts SG2 8HL  
Proposal : Certificate of Lawfulness (Existing Use) to establish the use of the existing outbuilding as 1 no. one bedroom self-contained residential unit.  
Date of Decision : 02.01.24  
Decision : **Certificate of Lawfulness is APPROVED**
9. Application No : 23/00823/FPH  
Date Received : 10.11.23  
Location : 42 Grove Road Stevenage Herts SG1 3NU  
Proposal : Part demolition of existing extension / wing of application property and construction of single storey rear extension.  
Date of Decision : 02.01.24  
Decision : **Planning Permission is GRANTED**

10. Application No : 23/00831/FP  
Date Received : 14.11.23  
Location : 110 Ely Close Stevenage Herts SG1 4NR  
Proposal : Conversion of existing 1no. five bedroom dwelling into 2no. two bedroom flats.  
Date of Decision : 02.01.24  
Decision : **Planning Permission is REFUSED**
- For the following reason(s);
- The gross internal floor area of both the proposed flats in the converted dwelling would be below the nationally described space standards set out in Appendix C of the Stevenage Borough Local Plan 2011-2031 (2019) for two bedroom single storey dwellings, and would thus be contrary to Policy GD1 of the Stevenage Borough Local Plan 2011-2031 which requires proposals to at least meet the nationally described space standards. This would lead to unsatisfactory living conditions for future occupiers of the proposed residential accommodation.
- The gross internal floor area of all the bedrooms in both the proposed flats in the converted dwelling would be below the nationally described space standards set out in Appendix C of the Stevenage Borough Local Plan 2011-2031 (2019) for single bedrooms and would thus be contrary to Policy GD1 of the Stevenage Borough Local Plan 2011-2031 which requires proposals to at least meet the nationally described space standards. This would lead to unsatisfactory living conditions for future occupiers of the proposed residential accommodation.
11. Application No : 23/00857/FPH  
Date Received : 15.11.23  
Location : 87 Mildmay Road Stevenage Herts SG1 5RS  
Proposal : Two storey front extension  
Date of Decision : 09.01.24  
Decision : **Planning Permission is GRANTED**
12. Application No : 23/00877/FP  
Date Received : 16.11.23  
Location : The Lodge Old Chantry Lane Todds Green Stevenage  
Proposal : Removal of condition 2 (use of site ancillary to the riding school) attached to planning permission reference number 74/0006  
Date of Decision : 11.01.24  
Decision : **Planning Permission is GRANTED**

13. Application No : 23/00878/AD  
Date Received : 16.11.23  
Location : Centric Gunnels Wood Road Stevenage Herts  
Proposal : Erection of 1 no. internally illuminated totem sign.  
Date of Decision : 09.01.24  
Decision : **Advertisement Consent is GRANTED**
14. Application No : 23/00886/CPAS  
Date Received : 17.11.23  
Location : Giles Nursery And Infants School Durham Road Stevenage Herts  
Proposal : Prior approval for proposed solar PV systems consisting of approximately 255 panels with a total DC capacity across the roofs of approximately 110 kWp  
Date of Decision : 02.01.24  
Decision : **Prior Approval is NOT REQUIRED**
15. Application No : 23/00889/FP  
Date Received : 21.11.23  
Location : 33 Julians Road Stevenage Herts SG1 3ES  
Proposal : Demolition of the existing yard buildings (office and storage) and their replacement with 6 no. dwellings with associated gardens, landscaping, car and cycle parking. Retention of existing residential (2 no. flats) and office building (Class E) to the front of the site (33 Julians Road).  
Date of Decision : 18.01.24  
Decision : **Planning Permission is GRANTED**

16. Application No : 23/00892/FP  
Date Received : 23.11.23  
Location : Units 1 - 8 Pin Green Industrial Estate Cartwright Road Stevenage  
Proposal : Decoration of existing profiled metal cladding and installation of profiled metal cladding to low level brickwork on two industrial unit terraces; decoration of doors and windows; replacement of single glazed curtain walling to the front of Unit 3 for double glazed curtain walling to match existing; removal of plantroom store.  
Date of Decision : 16.01.24  
Decision : **Planning Permission is GRANTED**
17. Application No : 23/00894/FPH  
Date Received : 23.11.23  
Location : 1 Aspen Close Stevenage Herts SG2 8SJ  
Proposal : Erection of single-storey extensions and alterations to the elevations following demolition of existing conservatory.  
Date of Decision : 16.01.24  
Decision : **Planning Permission is GRANTED**
18. Application No : 23/00895/TPCA  
Date Received : 24.11.23  
Location : Bayley House Sish Lane Stevenage Herts  
Proposal : 3 metre crown reduction to Tree 1, 3 metre crown lift to Tree 2, reduce back 2 metres to G1, reduce back to wall 2 metres to G2  
Date of Decision : 29.12.23  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
19. Application No : 23/00897/FP  
Date Received : 27.11.23  
Location : Harvester, Unit 13 Roaring Meg Retail Park London Road Stevenage  
Proposal : Replacement boundary fencing, erection of statue, replacement of front porch, external works and alterations to existing building and alteration to external extraction system.  
Date of Decision : 22.01.24  
Decision : **Planning Permission is GRANTED**

20. Application No : 23/00899/TPCA  
Date Received : 28.11.23  
Location : 6 Church Lane Stevenage Herts SG1 3QR  
Proposal : Reduction by 30% to 1no. Oak Tree  
Date of Decision : 05.01.24  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
21. Application No : 23/00903/TPCA  
Date Received : 29.11.23  
Location : Osprey House Primett Road Stevenage Herts  
Proposal : Crown reduce height and spread by up to 3m to 1 no: Lime Tree (T1) and 1 No Sycamore Tree (T2)  
Date of Decision : 10.01.24  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
22. Application No : 23/00905/FPH  
Date Received : 30.11.23  
Location : 20 Manor View Stevenage Herts SG2 8PE  
Proposal : Two storey side and rear extension  
Date of Decision : 15.01.24  
Decision : **Planning Permission is GRANTED**
23. Application No : 23/00909/FPH  
Date Received : 30.11.23  
Location : 18 Newgate Stevenage Herts SG2 9DS  
Proposal : Erection of single storey side and rear extension and associated alterations  
Date of Decision : 09.01.24  
Decision : **Planning Permission is GRANTED**

24. Application No : 23/00910/FP  
Date Received : 30.11.23  
Location : 125 Webb Rise Stevenage Herts SG1 5QF  
Proposal : Replacement of 4 PVCu windows and composite door  
Date of Decision : 15.01.24  
Decision : **Planning Permission is GRANTED**
25. Application No : 23/00911/FPH  
Date Received : 04.12.23  
Location : 62 Gordian Way Stevenage Herts SG2 7QH  
Proposal : Retrospective application for the installation of 2 no. air conditioning units to side elevation.  
Date of Decision : 18.01.24  
Decision : **Planning Permission is GRANTED**
26. Application No : 23/00912/FPH  
Date Received : 04.12.23  
Location : 10 Chambers Gate Stevenage Herts SG1 3XE  
Proposal : Erection of first-floor side extension.  
Date of Decision : 24.01.24  
Decision : **Planning Permission is GRANTED**



27. Application No : 23/00913/TPTPO  
Date Received : 04.12.23  
Location : 30 Daltry Road Stevenage Herts SG1 4AW  
Proposal : Fell and remove 1no. Silver Birch tree (T3) protected by TPO 71.  
Date of Decision : 23.01.24  
Decision : **REFUSE WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**

For the following reason(s):

There is insufficient evidence to support the proposed removal of the Silver Birch tree (T3). Further, the Silver Birch is a high amenity value tree which is beneficial to the visual character of Daltry Road. Therefore, its removal would have a detrimental impact on the visual amenities of the area. Consequently, the proposal does not accord with Policy NH5 of the adopted Local Plan (2019), the Town and Country Planning (Tree Preservation) (England) Regulations (2012), the NPPF (2023) and the National Planning Practice Guidance: Tree Preservation Orders and Trees in Conservation Area published 6 March 2014.

28. Application No : 23/00916/CPAS  
Date Received : 05.12.23  
Location : Astute Electronics Ltd Astute House Rutherford Close Stevenage  
Proposal : Prior approval for the installation of Solar PV 360 no. PV Modules with Installed Solar Capacity: 155kWp and Inverter Capacity: 110kVA to East/West Pitched Roof of building.  
Date of Decision : 16.01.24  
Decision : **Prior Approval is NOT REQUIRED**

29. Application No : 23/00918/CLPD  
Date Received : 06.12.23  
Location : Kings Court London Road Stevenage Herts  
Proposal : Certificate of lawfulness (Proposed) to alter the existing entrance area comprising replacement windows and doors and installation of entrance canopy.  
Date of Decision : 18.01.24  
Decision : **Certificate of Lawfulness is REFUSED**  
  
For the following reason(s);  
  
The proposed canopies are not permitted by any Class within any Part of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Therefore, the proposed development would not be lawful.
30. Application No : 23/00921/AD  
Date Received : 07.12.23  
Location : The Marquis Of Granby 4 - 6 North Road Stevenage Herts  
Proposal : Installation of 1 no. externally illuminated post mounted pictorial sign, 2 no. post mounted signs, 1 no. door plaque, 2 no. Welcome signs, 1 no. externally illuminated fascia sign, 1 no. external lantern, 1 no. externally illuminated name board and 1 no. amenity board.  
Date of Decision : 17.01.24  
Decision : **Advertisement Consent is GRANTED**
31. Application No : 23/00922/NMA  
Date Received : 08.12.23  
Location : Glaxo SmithKline Gunnels Wood Road Stevenage Herts  
Proposal : Non-material amendment to permission 23/00666/FP to amend condition 1 (approved plans) to lower the approved fence height from 3.0m to 2.4m.  
Date of Decision : 09.01.24  
Decision : **Non Material Amendment AGREED**

32. Application No : 23/00927/COND  
Date Received : 12.12.23  
Location : Land To The North West Of Junction 7 Of The A1(M)  
Knebworth Park Old Knebworth  
Proposal : Discharge of Condition 13 (Landscaping) attached to planning  
permission reference number 21/00536/FPM  
Date of Decision : 12.01.24  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
33. Application No : 23/00928/TPTPO  
Date Received : 12.12.23  
Location : 3 Trafford Court Skegness Road Stevenage Herts  
Proposal : Reduce 3 No: Oak Trees (T1, T2 and T4) by 30% and 1 No:  
Beech Tree (T3) by 20%, protected by TPO 123 (Amended  
Proposal)  
Date of Decision : 12.01.24  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE  
SUBJECT OF A TREE PRESERVATION ORDER**
34. Application No : 23/00931/PADEMO  
Date Received : 13.12.23  
Location : Hobbs Court Vardon Road Stevenage Herts  
Proposal : Prior Approval for the demolition of Hobbs Court comprising 41  
no. sheltered accommodation units, outbuildings, and single  
storey bungalows.  
Date of Decision : 08.01.24  
Decision : **Prior Approval is REQUIRED and GIVEN**
35. Application No : 23/00940/NMA  
Date Received : 19.12.23  
Location : Airbus Defence And Space Gunnels Wood Road Stevenage  
Herts  
Proposal : Non material amendment to planning permission 19/00736/FP to  
provide an increase in the width of the vehicle access on Argyle  
Way, new widened access gate and ancillary works.  
Date of Decision : 03.01.24  
Decision : **Non Material Amendment AGREED**

36. Application No : 23/00941/FPH  
Date Received : 20.12.23  
Location : 11 Ruckles Close Stevenage Herts SG1 1PE  
Proposal : Single-storey front extension.  
Date of Decision : 24.01.24  
Decision : **Planning Permission is GRANTED**
37. Application No : 24/00015/CLPD  
Date Received : 12.01.24  
Location : 3 Lawrence Avenue Stevenage Herts SG1 3JX  
Proposal : Certificate of lawfulness for a proposed single storey rear extension  
Date of Decision : 15.01.24  
Decision : **Certificate of Lawfulness is APPROVED**
38. Application No : 24/00032/NMA  
Date Received : 22.01.24  
Location : Land To The North West Of Junction 7 Of The A1(M)  
Knebworth Park Old Knebworth  
Proposal : Non material amendment to planning permission 21/00536/FPM to amend proposed layout to increase number of charging points  
Date of Decision : 24.01.24  
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 September 2023 and Planning Policy Guidance.

