

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 : 23/00202/COND
Date Received : 13.03.23
Location : Courtlands Riding Stables Todds Green Stevenage Herts
Proposal : Discharge of conditions 4 (construction management plan); 5 (site waste management plan); 6 (vehicular access); 7 (cycle and bin storage); 8 (parking spaces); 9 (EV charging points); 13 (ecological mitigation); 14 (bird & bat boxes and hedgehogs); 21 (tree protection measures); 24 (boundary treatments); 25 (contamination); 26 (contamination); 27 (contamination); 30 (acoustic fencing); 32 (water supplies & hydrants) and 33 (ground investigations & excavations) attached to planning permission reference number 21/00971/FPM
Date of Decision : 03.10.24
Decision : **The Condition(s)/Obligation(s) cannot be discharged but are deemed Acceptable**

2. Application No : 24/00196/OP
Date Received : 14.03.24
Location : Land To South Of Chantry Farm Old Chantry Lane Todds Green Stevenage
Proposal : Outline application for erection of up to 5 dwellings (all matters reserved)
Date of Decision : 09.09.24
Decision : **Outline Planning Permission is GRANTED**

3. Application No : 24/00203/COND
Date Received : 19.03.24
Location : Land To The North Of Stevenage Weston Road Stevenage Herts
Proposal : Discharge of condition 35 (Drainage Strategy) attached to planning permission reference 17/00862/OPM for Phase 1D (22/00806/RMM).
Date of Decision : 19.09.24
Decision : **The Condition(s)/Obligation(s) cannot be discharged but are deemed Acceptable**
4. Application No : 24/00222/COND
Date Received : 26.03.24
Location : Land To The North Of Stevenage Weston Road Stevenage Herts
Proposal : Discharge of conditions 7 (Swift and Bat Boxes), 10 (External Materials), 12 (renewable Energy) and 13 (Hardstanding Finishes) attached to planning permission 22/00806/RMM Phase 1D Miller plots only
Date of Decision : 29.08.24
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
5. Application No : 24/00310/COND
Date Received : 29.04.24
Location : Land To The North Of Stevenage Weston Road Stevenage Herts
Proposal : Discharge of condition 18 (service and delivery plan) attached to planning permission reference number 17/00862/OPM
Date of Decision : 18.09.24
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

6. Application No : 24/00311/COND
Date Received : 29.04.24
Location : Land To The North Of Stevenage Weston Road Stevenage Herts
Proposal : Discharge of condition 5 (landscaping phasing plan) attached to planning permission reference number 22/00808/RMM.
Date of Decision : 23.08.24
Decision : **The Condition(s)/Obligation(s) cannot be discharged but are deemed Acceptable**
7. Application No : 24/00319/COND
Date Received : 01.05.24
Location : 10A Burwell Road Stevenage Herts SG2 9RF
Proposal : Discharge of conditions 12 (Drainage 1); 13 (Drainage 2); and 29 (Drainage 3) attached to planning permission reference number 22/00437/FPM
Date of Decision : 04.10.24
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
8. Application No : 24/00326/FPH
Date Received : 03.05.24
Location : 3 Brookhill Stevenage Herts SG2 8RR
Proposal : Erection of single-storey garage.
Date of Decision : 13.09.24
Decision : **Planning Permission is REFUSED**
- For the following reason(s);
1. The proposed garage, by virtue of its siting within eight metres of Stevenage Brook, would not maintain the necessary buffer zone from the top of the bank of the watercourse along the entire length of the watercourse on the application site, which would result in the Environment Agency not being able to gain access to maintain the Brook where required. This, together with the fact a Flood Risk Assessment has not been submitted to demonstrate that the proposal would not increase the risk of flooding downstream and/or to the application site itself, the proposal is contrary to Policy FP3 of the Stevenage Borough Local Plan (2019), the National Planning Policy Framework (2023) and associated National Planning Policy Guidance.

9. Application No : 24/00381/COND
Date Received : 30.05.24
Location : Land To The North Of Stevenage Weston Road Stevenage Herts
Proposal : Discharge of conditions 3 (Signage Details) and 4 (Benches and Bins) attached to planning permission reference number 22/00808/RMM
Date of Decision : 20.09.24
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
10. Application No : 24/00383/FPH
Date Received : 31.05.24
Location : 49 Grove Road Stevenage Herts SG1 3NT
Proposal : Erection of single-storey side extension.
Date of Decision : 02.09.24
Decision : **Planning Permission is GRANTED**
11. Application No : 24/00400/COND
Date Received : 08.06.24
Location : Land Between 40 Conifer Walk And 7 Conifer Close Stevenage Herts
Proposal : Discharge of conditions 3 (Materials); 9 (Climate Change); and 17 (CMP) attached to planning permission reference number 22/00674/FP
Date of Decision : 02.09.24
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
12. Application No : 24/00405/FP
Date Received : 12.06.24
Location : 30 High Street Stevenage Herts SG1 3AU
Proposal : Partial change of use of ground floor from Hot Food Takeaway (Sui Generis) to Residential (Class C3) to create 1no. one bedroom flat
Date of Decision : 23.09.24
Decision : **Planning Permission is GRANTED**

13. Application No : 24/00406/LB
Date Received : 12.06.24
Location : 30 High Street Stevenage Herts SG1 3AU
Proposal : Partial change of use of ground floor from Hot Food Takeaway (Sui Generis) to Residential (Class C3) to create 1no. one bedroom flat
Date of Decision : 23.09.24
Decision : **Listed Building Consent is GRANTED**
14. Application No : 24/00412/FPH
Date Received : 14.06.24
Location : 108 Letchmore Road Stevenage Herts SG1 3PT
Proposal : Erection of part single storey, part two storey side and rear extension.
Date of Decision : 29.08.24
Decision : **Planning Permission is GRANTED**
15. Application No : 24/00434/FPH
Date Received : 22.06.24
Location : 1 Granby Road Stevenage Herts SG1 4AR
Proposal : Demolition of existing conservatory to facilitate the erection of a part two storey, part single storey rear extension, first floor side extension, garage conversion and relocation of existing vehicle access and alterations to the height of the roof of the existing dwelling.
Date of Decision : 29.08.24
Decision : **Planning Permission is GRANTED**
16. Application No : 24/00452/COND
Date Received : 28.06.24
Location : Land To The North Of Stevenage Weston Road Stevenage Herts
Proposal : Discharge of condition 35 (Drainage Strategy) of application 17/00862/OPM relating to the Country Park.
Date of Decision : 20.09.24
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

17. Application No : 24/00455/FPH
Date Received : 01.07.24
Location : 32A Taywood Close Stevenage Herts SG2 9QP
Proposal : Retention of single storey side extension and outbuilding
Date of Decision : 28.08.24
Decision : **Planning Permission is GRANTED**
18. Application No : 24/00459/FP
Date Received : 02.07.24
Location : The Chequers 164 High Street Stevenage Herts
Proposal : Retention of pizza van to rear of pub on patio area
Date of Decision : 23.08.24
Decision : **Planning Permission is GRANTED**
19. Application No : 24/00467/FPH
Date Received : 05.07.24
Location : 27 Oakwell Close Stevenage Herts SG2 8UG
Proposal : Erection of part two storey, part first floor rear extension
Date of Decision : 30.08.24
Decision : **Planning Permission is GRANTED**
20. Application No : 24/00478/CLPD
Date Received : 10.07.24
Location : 17 Taywood Close Stevenage Herts SG2 9QP
Proposal : Lawful Development Certificate (Proposed) for rear dormer window and two front roof lights
Date of Decision : 03.09.24
Decision : **Certificate of Lawfulness is APPROVED**

21. Application No : 24/00479/FPH
Date Received : 10.07.24
Location : 17 Taywood Close Stevenage Herts SG2 9QP
Proposal : Erection of first floor side extension
Date of Decision : 02.09.24
Decision : **Planning Permission is GRANTED**
22. Application No : 24/00494/FP
Date Received : 16.07.24
Location : 29-29A High Street Stevenage Herts SG1 3AU
Proposal : External changes to building including new external staircase
Date of Decision : 06.09.24
Decision : **Planning Permission is GRANTED**
23. Application No : 24/00496/FPH
Date Received : 17.07.24
Location : 26 Vallansgate Stevenage Herts SG2 8PY
Proposal : Two storey rear extension.
Date of Decision : 10.09.24
Decision : **Planning Permission is GRANTED**
24. Application No : 24/00497/FPH
Date Received : 18.07.24
Location : 61 Brixham Close Stevenage Herts SG1 2SA
Proposal : Erection of single storey front extension with covered porch to entrance
Date of Decision : 11.09.24
Decision : **Planning Permission is REFUSED**
For the following reason(s);

25. Application No : 24/00500/FP
Date Received : 19.07.24
Location : Larwood Academy School Larwood Drive Stevenage Herts
Proposal : Installation of a new floodlighting system to MUGA pitch consisting of 4no LED floodlights fitted to existing 5m fence columns
Date of Decision : 11.10.24
Decision : **Planning Permission is GRANTED**

26. Application No : 24/00523/FP
Date Received : 22.07.24
Location : 54 St. Albans Drive Stevenage Herts SG1 4RU
Proposal : Change of use of public amenity land to private residential garden, and erection of timber fence enclosure.
Date of Decision : 19.09.24
Decision : **Planning Permission is GRANTED**

27. Application No : 24/00526/CLPD
Date Received : 23.07.24
Location : 15 North Road Stevenage Herts SG1 4BD
Proposal : Lawful Development Certificate (Proposed) for single-storey side / rear extensions.
Date of Decision : 17.09.24
Decision : **Certificate of Lawfulness is REFUSED**

For the following reason(s);

1. The proposed single storey rear extension to the kitchen would also attach to the rear wall of the existing dining room and would project more than 3m from the original rear wall of this semi-detached 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.

28. Application No : 24/00527/FPH
Date Received : 25.07.24
Location : 35 Ayr Close Stevenage Herts SG1 5RZ
Proposal : Garage conversion
Date of Decision : 23.09.24
Decision : **Planning Permission is GRANTED**
29. Application No : 24/00528/FP
Date Received : 26.07.24
Location : 14 Lower Sean Stevenage Herts SG2 9XN
Proposal : Change of use of public amenity land to private residential land and enclosure with 1m high picket fence
Date of Decision : 27.09.24
Decision : **Planning Permission is GRANTED**
30. Application No : 24/00529/HPA
Date Received : 26.07.24
Location : 5 Christie Road Stevenage Herts SG2 0NT
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 3.50m for which the maximum height will be 3.45m and the height of the eaves will be 3.00m
Date of Decision : 03.09.24
Decision : **Prior Approval is REQUIRED and GIVEN**
31. Application No : 24/00536/CLPD
Date Received : 27.07.24
Location : 1 Beehive Way Stevenage Herts SG2 9TQ
Proposal : Lawful Development Certificate (Proposed) for rear dormer and side window for loft conversion
Date of Decision : 18.09.24
Decision : **Certificate of Lawfulness is APPROVED**

32. Application No : 24/00538/FPH
Date Received : 29.07.24
Location : 28 Baron Court Stevenage Herts SG1 4RR
Proposal : Alterations to roof to increase height by 150mm and installation of solar panels to front roof slope.
Date of Decision : 10.09.24
Decision : **Planning Permission is GRANTED**
33. Application No : 24/00541/TPTPO
Date Received : 31.07.24
Location : 34 Granby Road Stevenage Herts SG1 4AS
Proposal : 1 x oak tree (T.10) to be trimmed back 1- 2 meters around, protected by Tree Preservation Order 14
Date of Decision : 23.09.24
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
34. Application No : 24/00543/FPH
Date Received : 31.07.24
Location : 23 Bray Drive Stevenage Herts
Proposal : Two storey front and rear extensions and insertion of side facing first floor window
Date of Decision : 17.09.24
Decision : **Planning Permission is GRANTED**
35. Application No : 24/00548/AD
Date Received : 01.08.24
Location : Lytton Way Stevenage Herts
Proposal : Installation of non-illuminated advertising billboard
Date of Decision : 23.09.24
Decision : **Advertisement Consent is GRANTED**

36. Application No : 24/00550/FP
Date Received : 01.08.24
Location : Autolus Marshgate Stevenage Herts
Proposal : 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 : 12.09.24
Decision : **Planning Permission is GRANTED**
37. Application No : 24/00551/TPTPO
Date Received : 02.08.24
Location : 5 Wilson Close Stevenage Herts SG1 4TD
Proposal : A 25% reduction to the sides OR an overall reduction of 25% on 1no. Oak Tree (T12) protected by Tree Preservation Order 22
Date of Decision : 10.09.24
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
38. Application No : 24/00552/TPCA
Date Received : 02.08.24
Location : Thomas Alleyne Academy High Street Stevenage Herts
Proposal : 3 x mature Sycamore - reduce by 30%. 2 x Pines - fell and remove. 7 x Pines - cut back by approx 3 metres. 1 x Large Sycamore - reduce by 30%. 10 x Conifers - fell and remove dead standing conifers, reduce height of remaining trees by 3 metres.
Date of Decision : 09.09.24
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
39. Application No : 24/00553/FPH
Date Received : 05.08.24
Location : 68 Stirling Close Stevenage Herts SG2 8TQ
Proposal : Erection of single storey rear and front extensions, creation of disabled car parking spaces, and installation of bin store, cycle store and EV charging point
Date of Decision : 25.09.24
Decision : **Planning Permission is GRANTED**

40. Application No : 24/00557/FP
Date Received : 06.08.24
Location : Land To The North East Of Stevenage Bioscience Catalyst
Gunnels Wood Road Stevenage Herts
Proposal : The relocation and re-erection of a temporary single storey modular building to provide 993sqm of Use Class E office and laboratory floorspace, and the construction of new internal access road, temporary pedestrian access links, and other associated works.
Date of Decision : 11.10.24
Decision : **Planning Permission is GRANTED**
41. Application No : 24/00559/FP
Date Received : 07.08.24
Location : Glaxo SmithKline Research And Development Ltd Gunnels Wood Road Stevenage Herts
Proposal : Erection of an electricity substation, hardstanding and associated works
Date of Decision : 03.10.24
Decision : **Planning Permission is GRANTED**
42. Application No : 24/00562/FPH
Date Received : 07.08.24
Location : 30 Tates Way Stevenage Herts SG1 4WP
Proposal : Single storey side and rear extension with insertion of rooflights, following demolition of existing outbuilding
Date of Decision : 27.09.24
Decision : **Planning Permission is GRANTED**
43. Application No : 24/00570/FPH
Date Received : 10.08.24
Location : 13 Longfields Stevenage Herts SG2 8QD
Proposal : Erection of single storey rear extension
Date of Decision : 30.09.24
Decision : **Planning Permission is GRANTED**

44. Application No : 24/00575/CPA
Date Received : 12.08.24
Location : 14 The Grange High Street Stevenage Hertfordshire
Proposal : Prior approval for change of use of first floor office (Use Class E(g)(i)) to 1no. one bedroom dwelling (Use Class C3)
Date of Decision : 24.09.24
Decision : **Prior Approval is REQUIRED and GIVEN**
45. Application No : 24/00577/FPH
Date Received : 13.08.24
Location : 8 Marlborough Road Stevenage Herts SG2 9HP
Proposal : Part single storey, part two storey front extension, insertion of windows on side elevations.
Date of Decision : 04.10.24
Decision : **Planning Permission is GRANTED**
46. Application No : 24/00579/TPTPO
Date Received : 14.08.24
Location : 37 Fishers Green Road Stevenage Herts SG1 2PD
Proposal : Oak Tree - (T1) Reduce by 30%, protected by Tree Preservation Order 78
Date of Decision : 24.09.24
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
47. Application No : 24/00586/FP
Date Received : 15.08.24
Location : 42 - 72 And 43 - 77 Bradman Way Stevenage Herts SG1 5RE
Proposal : Replacement guttering and roof, including a rise in its height
Date of Decision : 09.10.24
Decision : **Planning Permission is GRANTED**

48. Application No : 24/00581/FPH
Date Received : 14.08.24
Location : 64 Walkern Road Stevenage Herts SG1 3RB
Proposal : Proposed creation of roof terrace with privacy screens and new window and double doors at first floor
Date of Decision : 07.10.24
Decision : **Planning Permission is REFUSED**
- For the following reason(s);
1. The proposed balcony would be in very close proximity to the sole window of the attached neighbour's bedroom window. The proposed height of the privacy screens would be insufficient to prevent overlooking and loss of privacy to this habitable room. Further, any increase in the height of the privacy screens would result in a poor outlook from this neighbouring window. Accordingly, the proposal is considered contrary to Policies GD1 and SP8 of the Stevenage Local Plan (2019), the National Planning Policy Framework (2023) and Planning Practice Guidance.
49. Application No : 24/00587/FPH
Date Received : 15.08.24
Location : 20 Trafford Close Stevenage Herts SG1 3RY
Proposal : Erection of single storey front extension and extension to side dormer window.
Date of Decision : 10.10.24
Decision : **Planning Permission is GRANTED**
50. Application No : 24/00589/FP
Date Received : 16.08.24
Location : Old School Of Nursing Lister Hospital Coreys Mill Lane Stevenage
Proposal : Window and external door replacement
Date of Decision : 01.10.24
Decision : **Planning Permission is GRANTED**

51. Application No : 24/00590/FPH
Date Received : 16.08.24
Location : 491 Vardon Road Stevenage Herts SG1 5BE
Proposal : Erection of single storey rear extension
Date of Decision : 10.10.24
Decision : **Planning Permission is GRANTED**
52. Application No : 24/00593/CLPD
Date Received : 21.08.24
Location : 2 Wilson Close Stevenage Herts SG1 4TD
Proposal : Lawful Development Certificate (Proposed) for a single storey rear extension
Date of Decision : 03.10.24
Decision : **Certificate of Lawfulness is APPROVED**
53. Application No : 24/00602/FP
Date Received : 23.08.24
Location : 86 Queensway Town Centre Stevenage Herts
Proposal : Construction of new shop frontage comprising new windows and power assisted entrance doors.
Date of Decision : 11.10.24
Decision : **Planning Permission is GRANTED**
54. Application No : 24/00623/TPCA
Date Received : 02.09.24
Location : 128 Hydean Way Stevenage Herts SG2 9XP
Proposal : Branch and height reduction of Field Maple, Ash and Hawthorn Trees (T1 to T9) on boundary with the Old Red Lion Pub.
Date of Decision : 08.10.24
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**

55. Application No : 24/00620/HPA
Date Received : 30.08.24
Location : 76 Peartree Way Stevenage Herts SG2 9EA
Proposal : Single-storey rear extension which will extend beyond the rear wall of the original house by 4.50m, for which the maximum height will be 3.50m and the height of the eaves will be 2.40m
Date of Decision : 07.10.24
Decision : **Prior Approval is REQUIRED and REFUSED**
For the following reason:-
1. The proposed development would have a detrimental impact on the amenities of neighbouring properties at No.74 and No.78 Peartree Way in accordance with Schedule 2, Part 1, Class A of the Town and County Planning (General Permitted Development) (England) Order 2015 (As amended) and therefore, prior approval is required and refused.
56. Application No : 24/00624/TPCA
Date Received : 02.09.24
Location : Oak Lodge Rectory Lane Stevenage Herts
Proposal : Fell to ground level Holly Tree (T1).
Date of Decision : 10.10.24
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
57. Application No : 24/00632/FP
Date Received : 03.09.24
Location : 338 - 354 York Road Stevenage Herts SG1 4EL
Proposal : Installation of perimeter edge guard railing to flat roof areas.
Date of Decision : 10.10.24
Decision : **Planning Permission is GRANTED**
58. Application No : 24/00635/FP
Date Received : 03.09.24
Location : 444 - 464 Canterbury Way Stevenage Herts SG1 4EA
Proposal : Installation of perimeter edge guard railing to flat roof areas.
Date of Decision : 10.10.24
Decision : **Planning Permission is GRANTED**

59. Application No : 24/00654/FP
Date Received : 09.09.24
Location : 4 Stony Croft Stevenage Herts SG1 3TN
Proposal : Retrospective permission for a change of use from public amenity land to residential curtilage and creation of a driveway.
Date of Decision : 04.10.24
Decision : **Planning Permission is GRANTED**
60. Application No : 24/00669/PADEMO
Date Received : 16.09.24
Location : Flats 1 - 32 Walpole Court And 33 - 38 Walpole Court Blenheim Way Stevenage Herts
Proposal : Prior approval for the demolition of 2 storey block of flats consisting of 32 flats and 6 bungalows
Date of Decision : 10.10.24
Decision : **Prior Approval is NOT REQUIRED**

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.