

Meeting: Planning and Development
Committee

Agenda Item:

Date:

IMPORTANT INFORMATION - DELEGATED DECISIONS

Author – Technical Support 01438 242838

Lead Officer – Zayd Al-Jawad 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 : 24/00716/CLPD
Date Received : 07.10.24
Location : 19 Bandle Rise Stevenage Herts SG2 9LS
Proposal : Lawful development certificate (proposed) for front porch.
Date of Decision : 06.12.24
Decision : **Certificate of Lawfulness is APPROVED**

2. Application No : 24/00741/CLPD
Date Received : 16.10.24
Location : 44 Ten Acres Crescent Stevenage Herts SG2 9US
Proposal : Lawful development certificate (proposed) for a side dormer window and 3 rooflights for loft conversion.
Date of Decision : 22.11.24
Decision : **Certificate of Lawfulness is APPROVED**

3. Application No : 24/00708/CLPU
Date Received : 04.10.24
Location : 7 Mulberry House Park Place Stevenage Herts
Proposal : Lawful Development Certificate for use as a nail salon (Use Class E)
Date of Decision : 25.11.24
Decision : **Certificate of Lawfulness is APPROVED**
4. Application No : 24/00717/FP
Date Received : 07.10.24
Location : 4 Holly Copse Stevenage Herts SG1 1QT
Proposal : Conversion of single dwelling house to 2no. one bedroom, 1 person flats
Date of Decision : 02.12.24
Decision : **Planning Permission is GRANTED**
5. Application No : 24/00767/COND
Date Received : 29.10.24
Location : The Forum Centre The Forum Town Centre Stevenage
Proposal : Discharge of condition 17 (Demolition Management Plan) attached to planning permission reference 22/00923/FPM
Date of Decision : 06.12.24
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
6. Application No : 24/00769/FP
Date Received : 30.10.24
Location : 83 Penn Road Stevenage Herts SG1 1HT
Proposal : Enlargement of 2no. existing dormer windows.
Date of Decision : 20.12.24
Decision : **Planning Permission is GRANTED**

7. Application No : 24/00786/CPA
Date Received : 07.11.24
Location : 40 - 56 Queensway Town Centre Stevenage Herts
Proposal : Prior approval for the conversion of part ground, first and second floors of office building (Use Class (E) to 18no. one bedroom flats (Use class (C3))
Date of Decision : 18.12.24
Decision : **Prior Approval is REQUIRED and GIVEN**
8. Application No : 24/00805/COND
Date Received : 14.11.24
Location : Matalan Site Danestrete Stevenage Herts
Proposal : Discharge of condition 35 (Temporary Car Parking) attached to planning permission reference number 20/00643/RMM
Date of Decision : 29.11.24
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
9. Application No : 24/00825/COND
Date Received : 26.11.24
Location : 15 And 15A Bedwell Crescent Stevenage Herts SG1 1LT
Proposal : Discharge of Condition 3 (Materials) attached to planning permission reference number 17/00094/FP
Date of Decision : 02.12.24
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.

10. Application No : 24/00740/CLPD
Date Received : 16.10.24
Location : 70 Pankhurst Crescent Stevenage Herts SG2 0QH
Proposal : Lawful Development Certificate (Proposed) for insertion of roof lights to facilitate loft conversion, with removal of chimney and alteration of rear window to bifold door.
Date of Decision : 27.11.24
Decision : **Certificate of Lawfulness is APPROVED**
11. Application No : 24/00762/CLPD
Date Received : 28.10.24
Location : 10 Poston Place Stevenage Herts SG2 0BS
Proposal : Erection of single storey rear extension and side facing dormer window
Date of Decision : 18.12.24
Decision : **Certificate of Lawfulness is APPROVED**
12. Application No : 24/00806/CLPD
Date Received : 15.11.24
Location : 3 Fry Road Stevenage Herts SG2 0QG
Proposal : Lawful Development Certificate (Proposed) for alterations to ground floor fenestration, rear dormer window and 2 no. roof lights for loft conversion.
Date of Decision : 12.12.24
Decision : **Certificate of Lawfulness is APPROVED**
13. Application No : 24/00744/FPH
Date Received : 16.10.24
Location : 17 Taywood Close Stevenage Herts SG2 9QP
Proposal : Single storey front extension.
Date of Decision : 03.12.24
Decision : **Planning Permission is GRANTED**

14. Application No : 24/00787/FPH
Date Received : 08.11.24
Location : Nine Furlongs 127 Hertford Road Stevenage Herts
Proposal : Erection of part one / two storey front extension with front dormer window and alterations to roof. New front entrance gates and boundary wall.
Date of Decision : 19.12.24
Decision : **Planning Permission is GRANTED**
15. Application No : 24/00855/NMA
Date Received : 09.12.24
Location : 13 Longfields Stevenage Herts SG2 8QD
Proposal : Non material amendment to planning permission 24/00570/FPH to change the external wall finish from render to brickwork to match existing. Alteration to omit parapet to rear (garden) elevation
Date of Decision : 17.12.24
Decision : **Non Material Amendment AGREED**
16. Application No : 23/00591/COND
Date Received : 02.08.23
Location : Land To The West Of Lytton Way Stevenage Herts
Proposal : Discharge of condition 6 (Noise Mitigation) attached to planning permission reference number 23/00239/FPM and 23/00655/FPM (As approved at appeal under reference: APP/K1935/W/20/3255692).
Date of Decision : 12.12.24
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.

17. Application No : 24/00683/COND
Date Received : 21.09.24
Location : 11 High Street Stevenage Herts SG1 3BG
Proposal : Discharge of condition 2 (climate change) and condition 3 (EV charging) attached to planning permission reference number 23/00432/FP
Date of Decision : 02.12.24
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
18. Application No : 24/00704/FPH
Date Received : 03.10.24
Location : 5 Orchard Road Stevenage Herts SG1 3HD
Proposal : Replacement of existing garage roof with pitched roof, replacement garage door and fenestration to dwelling.
Date of Decision : 26.11.24
Decision : **Planning Permission is GRANTED**
19. Application No : 24/00726/COND
Date Received : 11.10.24
Location : 23 Essex Road Stevenage Herts SG1 3EX
Proposal : Discharge of conditions 14 (CO2 and Water) and 16 (Acoustic Mitigation) attached to planning permission reference number 23/00186/FP
Date of Decision : 02.12.24
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
20. Application No : 24/00754/TPCA
Date Received : 24.10.24
Location : Car Park Behind 133 High Street Stevenage Herts SG1 3HT
Proposal : Remove to ground 3 no. sycamore (acer pseudoplatanus) at T1 (northernmost), T2 (centre of group) and T3 (southernmost).
Date of Decision : 05.12.24
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**

21. Application No : 24/00784/CPA
Date Received : 06.11.24
Location : 29-29A High Street Stevenage Herts SG1 3AU
Proposal : Prior approval for the change of use of office building Use Class (E) proposed conversion to 3no. one bedroom studio flats and 2no. one bedroom flats Use Class (C3)
Date of Decision : 12.12.24
Decision : **Prior Approval is REQUIRED and GIVEN**
22. Application No : 24/00578/FP
Date Received : 13.08.24
Location : ASDA Stores Ltd Monkswood Way Stevenage Herts
Proposal : Variation of Condition 1 attached to planning permission reference 06/00177/FP to allow night time (22.00 to 07.00) and Sunday deliveries after 15.00 from the front of the store to enable 24 hour servicing to continue.
Date of Decision : 03.12.24
Decision : **Planning Permission is GRANTED**
23. Application No : 24/00613/FPH
Date Received : 29.08.24
Location : 14 Burydale Stevenage Herts SG2 8AT
Proposal : Erection of single storey front and rear extension.
Date of Decision : 27.11.24
Decision : **Planning Permission is GRANTED**
24. Application No : 24/00685/FP
Date Received : 24.09.24
Location : Church Of St. Peter The Willows Stevenage Herts
Proposal : Replacement roof and fenestrations to existing entrance porch and new disabled access ramp and hardstanding area
Date of Decision : 05.12.24
Decision : **Planning Permission is GRANTED**

25. Application No : 24/00718/TPTPO
Date Received : 08.10.24
Location : 55 Fellowes Way Stevenage Herts SG2 8BS
Proposal: Reduce crown by 3m-3.5m, remove deadwood and thin interior growth to Beech tree (T19) protected by TPO34.
Date of Decision : 06.12.24
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
26. Application No : 24/00725/TPTPO
Date Received : 11.10.24
Location : 8 Brookhill Stevenage Herts SG2 8RR
Proposal : Reduce 1 x Oak (T1) by 2m in height and width and reduce rear limbs over property by 3m protected by Tree Preservation Order 59
Date of Decision : 04.12.24
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
27. Application No : 24/00843/NMA
Date Received : 29.11.24
Location : Unit 3 Roaring Meg Retail Park London Road Stevenage
Proposal : Non material amendment to planning permission 24/00285/FP to amend the wording of Condition 3, as previously amended by approval reference 24/00498/NMA
Date of Decision : 18.12.24
Decision : **Non Material Amendment AGREED**
28. Application No : 24/00748/FPH
Date Received : 21.10.24
Location : 251 Shephall Way Stevenage Herts SG2 9RL
Proposal : Erection of first floor rear extension and obscure side window.
Date of Decision : 18.12.24
Decision : **Planning Permission is GRANTED**

29. Application No : 24/00749/TPCA
Date Received : 23.10.24
Location : 18 Shephall Green Stevenage Herts SG2 9XR
Proposal : Wild Damson - to remove the large bough branching towards number 17 and reduce the crown by 50% overall
Date of Decision : 29.11.24
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
30. Application No : 24/00763/TPCA
Date Received : 28.10.24
Location : St. Marys Vicarage 148 Hydean Way Stevenage Herts
Proposal : Crown Reduction of 30% of 1no. Cherry tree and removal of 3no. Ash saplings to ground level and poison.
Date of Decision : 05.12.24
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
31. Application No : 24/00803/CLPD
Date Received : 13.11.24
Location : 76 Peartree Way Stevenage Herts SG2 9EA
Proposal : Erection of single storey rear extension
Date of Decision : 06.12.24
Decision : **Certificate of Lawfulness is APPROVED**
32. Application No : 24/00816/NMA
Date Received : 20.11.24
Location : 9 Shackledell Stevenage Herts SG2 9AE
Proposal : Non Material amendment to planning permission 21/01074/FPH for the addition of a roof light to flat roof extension
Date of Decision : 02.12.24
Decision : **Non Material Amendment AGREED**

33. Application No : 24/00822/HPA
Date Received : 22.11.24
Location : 45 Breakspear Stevenage Herts SG2 9SQ
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 3.00m and the height of the eaves will be 3.00m
Date of Decision : 19.12.24
Decision : **Prior Approval is NOT REQUIRED**
34. Application No : 24/00279/COND
Date Received : 17.04.24
Location : Courtlands Todds Green Stevenage Herts
Proposal : Discharge of conditions 10 (drainage scheme), 11 (drainage scheme), 15 (soft and hard landscaping scheme) and 20 (landscape management plan) attached to planning permission reference number 21/00971/FPM.
Date of Decision : 27.11.24
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
35. Application No : 24/00712/FPH
Date Received : 06.10.24
Location : 12 Bawdsey Close Stevenage Herts SG1 2LA
Proposal : Part two-storey, part single-storey side and rear extension.
Date of Decision : 29.11.24
Decision : **Planning Permission is GRANTED**
36. Application No : 24/00753/FP
Date Received : 24.10.24
Location : Hertford House Rutherford Close Stevenage Herts
Proposal : Elevational alterations including new external staircase to rear and installation of solar panels to roof
Date of Decision : 02.12.24
Decision : **Planning Permission is GRANTED**

37. Application No : 24/00798/FPH
Date Received : 12.11.24
Location : 7 Sheringham Avenue Stevenage Herts SG1 2JU
Proposal : Erection of two storey front and single storey rear extension
Date of Decision : 20.12.24
Decision : **Planning Permission is REFUSED**
- For the following reason(s);
- 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 in inappropriate locations close to junctions, to the detriment of the free flow of traffic and highway safety in the vicinity of the application site. The proposal is therefore contrary to Policy IT5 of the Stevenage Borough Local Plan 2011 - 2031 (2019) and Local Plan Partial Review (2024), the Council's Parking Provision SPD (2020), the National Planning Policy Framework (2024) and the National Planning Practice Guidance.
38. Application No : 24/00415/COND
Date Received : 14.06.24
Location : Land To The North Of Stevenage Weston Road Stevenage Herts
Proposal : Discharge of conditions 2 (Street Furniture), 4 (Off road vehicle measures) and 5 (Access deterrents) attached to planning permission reference number 22/00781/RMM
Date of Decision : 20.12.24
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
39. Application No : 24/00567/COND
Date Received : 09.08.24
Location : Land To The North Of Stevenage Off North Road And Weston Road Stevenage Herts
Proposal : Discharge of Conditions 13 (Hardstanding Finishes) attached to planning permission reference number 22/00806/RMM Phase 1D Bellway plots only
Date of Decision : 22.11.24
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

40. Application No : 24/00732/COND
Date Received : 15.10.24
Location : Land To The North Of Stevenage Weston Road Stevenage Herts
Proposal : Discharge of conditions 7 (Bird and bat boxes) attached to planning permission reference number 23/00890/RMM - Phase 2 - Plots 359-398 , 468-594, 695-720 and 766-800
Date of Decision : 11.12.24
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
41. Application No : 24/00733/COND
Date Received : 15.10.24
Location : Land To The North Of Stevenage Weston Road Stevenage Herts
Proposal : Discharge of condition 14 (External lighting) attached to planning permission reference number 23/00890/RMM
Date of Decision : 11.12.24
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
42. Application No : 24/00734/COND
Date Received : 15.10.24
Location : Land To The North Of Stevenage Weston Road Stevenage Herts
Proposal : Discharge of condition 2 (Soft and hard landscaping) attached to planning permission reference number 23/00890/RMM
Date of Decision : 11.12.24
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

43. Application No : 24/00735/COND
Date Received : 15.10.24
Location : Land To The North Of Stevenage Weston Road Stevenage Herts
Proposal : Discharge of condition 12 (External finishes) attached to planning permission reference number 23/00890/RMM
Date of Decision : 11.12.24
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
44. Application No : 24/00765/COND
Date Received : 29.10.24
Location : Land To The North Of Stevenage Weston Road Stevenage Herts
Proposal : Discharge of conditions 26 (Hardstand Materials) attached to planning permission reference number 17/00862/OPM for Bellway Parcels 2A, 2C and part of 2D only
Date of Decision : 20.12.24
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
45. Application No : 24/00768/NMA
Date Received : 29.10.24
Location : Land To The North Of Stevenage Weston Road Stevenage Herts
Proposal : Non material amendment to reserved matters approval 23/00526/RMM for layout, landscaping, scale, and appearance for residential development of 243 units comprising Phase 1 Parcels A-C and commercial unit Use Class (E)
Date of Decision : 26.11.24
Decision : **Non Material Amendment AGREED**

46. Application No : 24/00771/CLPD
Date Received : 30.10.24
Location : 11 Tates Way Stevenage Herts SG1 4WP
Proposal : Lawful development certificate (Proposed) for a single storey rear extension
Date of Decision : 05.12.24
Decision : **Certificate of Lawfulness is APPROVED**
47. Application No : 24/00772/TPTPO
Date Received : 31.10.24
Location : 2 Daltry Close Stevenage Herts SG1 4BW
Proposal : Reduce by 30% 2 x oak, (T8 and T10) (back to previous growth point) and reduce by 30% 1x Atlantic Cedar (T6) protected by Tree Preservation Order 71
Date of Decision : 19.12.24
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
48. Application No : 24/00776/COND
Date Received : 01.11.24
Location : John Henry Newman School Hitchin Road Stevenage Herts
Proposal : Discharge of conditions 9 (Biodiversity Gain Plan) and 10 (Habitat Management and Monitoring Plan) attached to planning permission reference number 24/00640/FP
Date of Decision : 09.12.24
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

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.