

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**

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| 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.