

Meeting: **Planning and Development
Committee**

Agenda Item:

Date:

IMPORTANT INFORMATION - DELEGATED DECISIONS

Author – Technical Support 01438 242838

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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 : 20/00583/COND

 Date Received : 12.10.20

 Location : Land To West Of A1(M) And South Of Stevenage Road Todds
 Green Stevenage Herts

 Proposal : Discharge of Condition 27 (Roads) attached to planning
 permission reference number 20/00682/FPM

 Date of Decision : 10.06.25

 Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

2. Application No : 20/00586/COND

 Date Received : 12.10.20

 Location : Land To West Of A1(M) And South Of Stevenage Road Todds
 Green Stevenage Herts

 Proposal : Discharge of condition 31 (sustainable modes of travel) attached
 to planning permission reference number 20/00682/FPM.

 Date of Decision : 10.06.25

 Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

3. Application No : 24/00055/FP
Date Received : 30.01.24
Location : 11 Manor View Stevenage Herts SG2 8PD
Proposal : Two storey rear extension and single storey front extension to facilitate conversion of existing 4 Bedroom House into 4 No. 1 Bedroom Flats.
Date of Decision : 25.06.25
Decision : **Planning Permission is GRANTED**
4. Application No : 24/00068/COND
Date Received : 02.02.24
Location : Land To West Of A1(M) And South Of Stevenage Road Todds Green Stevenage Herts
Proposal : Discharge of conditions 3 (Materials) and 4 (Boundary Treatment) attached to planning permission reference number 19/00123/FPM
Date of Decision : 10.06.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
5. Application No : 25/00063/FPH
Date Received : 25.01.25
Location : 71 Whitney Drive Stevenage Herts SG1 4BH
Proposal : Retention and relocation of storage container
Date of Decision : 16.06.25
Decision : **Planning Permission is GRANTED**

6. Application No : 25/00070/COND
Date Received : 28.01.25
Location : 29 - 31 Orchard Road Stevenage Herts SG1 3HE
Proposal : Discharge of Conditions 5 (Drainage); 7 (External Lighting); and 8 (Climate Change) attached to planning permission reference number 24/00565/FP
Date of Decision : 29.05.25
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.
7. Application No : 25/00201/FP
Date Received : 20.03.25
Location : 77 Raleigh Crescent Stevenage Herts SG2 0ED
Proposal : Erection of two storey side and single storey rear extension and change of use from public amenity land to residential to facilitate the erection of the two storey side extension.
Date of Decision : 13.06.25
Decision : **Planning Permission is GRANTED**
8. Application No : 25/00230/LB
Date Received : 27.03.25
Location : Sala Thong 112 High Street Stevenage Herts
Proposal : Reposition door on rear extension and replacement windows to main building
Date of Decision : 23.05.25
Decision : **Listed Building Consent is GRANTED**

9. Application No : 25/00247/FP
Date Received : 31.03.25
Location : Sala Thong 112 High Street Stevenage Herts
Proposal : Reposition door on rear extension and replacement windows to main building
Date of Decision : 23.05.25
Decision : **Planning Permission is GRANTED**
10. 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**
11. Application No : 25/00260/TPTPO
Date Received : 04.04.25
Location : 34 Granby Road Stevenage Herts SG1 4AS
Proposal : 1 x Oak tree (T10) to be pollarded, protected by Tree Preservation Order 14
Date of Decision : 30.05.25
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
12. Application No : 25/00264/FPH
Date Received : 08.04.25
Location : 22 Burwell Road Stevenage Herts SG2 9RQ
Proposal : Single storey side extension and installation of pitched roof to existing rear extension.
Date of Decision : 28.05.25
Decision : **Planning Permission is GRANTED**

13. Application No : 25/00265/FPH
Date Received : 08.04.25
Location : 399 Broadwater Crescent Stevenage Herts SG2 8HB
Proposal : Part single-storey, part two-storey rear extension and front porch extension.
Date of Decision : 27.05.25
Decision : **Planning Permission is GRANTED**
14. Application No : 25/00269/FPH
Date Received : 09.04.25
Location : 5 Wilson Close Stevenage Herts SG1 4TD
Proposal : Single storey rear extension
Date of Decision : 29.05.25
Decision : **Planning Permission is GRANTED**
15. Application No : 25/00278/FPH
Date Received : 09.04.25
Location : 63 Colestrete Stevenage Herts SG1 1RE
Proposal : Part single-storey, part two-storey rear extension, part first-floor part two-storey side extension
Date of Decision : 03.06.25
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 5 bedroom property, in accordance with the Council's standards set out in the 'Parking Provision' Supplementary Planning Document (2025). The proposal would likely result in vehicles from the development parking on-street, in an area already heavily constrained by parking of vehicles on the public highway, which exacerbate existing on-street parking issues 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.

16. Application No : 25/00279/AD
Date Received : 09.04.25
Location : Gates Of Stevenage Arlington Business Park Gunnels Wood Road Stevenage
Proposal : 3 no. internally illuminated static Pylon signs
Date of Decision : 30.05.25
Decision : **Advertisement Consent is GRANTED**
17. Application No : 25/00280/FPH
Date Received : 09.04.25
Location : The Old Timber Cottage Norton Green Stevenage Herts
Proposal : Two storey rear extension and enlargement of front porch. Re-cladding external walls with insulated boarding, re-felt and tile the roof of the dwelling.
Date of Decision : 04.06.25
Decision : **Planning Permission is GRANTED**
18. Application No : 25/00281/FPH
Date Received : 09.04.25
Location : 42 The Lawns Stevenage Herts SG2 9RT
Proposal : Two storey rear extension
Date of Decision : 02.06.25
Decision : **Planning Permission is GRANTED**
19. Application No : 25/00282/FPH
Date Received : 10.04.25
Location : 61 Burymead Stevenage Herts SG1 4AY
Proposal : Single storey side extension, side window enlargement, rear window alteration for French doors
Date of Decision : 02.06.25
Decision : **Planning Permission is GRANTED**

20. Application No : 25/00285/FPH
Date Received : 10.04.25
Location : 6 Mablethorpe Road Stevenage Herts SG1 2YZ
Proposal : Retention of 2.1m high rear boundary fence
Date of Decision : 03.06.25
Decision : **Planning Permission is GRANTED**
21. Application No : 25/00286/FPH
Date Received : 14.04.25
Location : 50 Mandeville Stevenage Herts SG2 8JN
Proposal : Demolition of existing front extension and erection of two-storey front extension.
Date of Decision : 27.05.25
Decision : **Planning Permission is GRANTED**
22. Application No : 25/00291/CLPD
Date Received : 16.04.25
Location : 64 Holly Leys Stevenage Herts SG2 8HZ
Proposal : Lawful development certificate (Proposed) for rear dormer window and 2 no. roof lights.
Date of Decision : 23.05.25
Decision : **Certificate of Lawfulness is APPROVED**
23. Application No : 25/00292/LB
Date Received : 16.04.25
Location : 108 High Street Stevenage Herts SG1 3DW
Proposal : Installation of 4 no. through wall MHRV (Mechanical Heat and Recovery Ventilation) units with 4no. external extraction grilles; installation of loft hatch and insulation; installation of secondary glazing and draft proofing
Date of Decision : 03.06.25
Decision : **Listed Building Consent is GRANTED**

24. Application No : 25/00293/CLEU
Date Received : 16.04.25
Location : 2 Wellington Road Stevenage Herts SG2 9HR
Proposal : Lawful Development Certificate (Existing) for an HMO (use class C4)
Date of Decision : 06.06.25
Decision : **Certificate of Lawfulness is APPROVED**
25. Application No : 25/00294/FPH
Date Received : 17.04.25
Location : 23 Parishes Mead Stevenage Herts SG2 9QD
Proposal : Installation of 1.5m high fencing/brick pillars to extend existing garden area.
Date of Decision : 04.06.25
Decision : **Planning Permission is GRANTED**
26. Application No : 25/00297/FPH
Date Received : 19.04.25
Location : 138 Letchmore Road Stevenage Herts SG1 3PT
Proposal : Single storey rear extension
Date of Decision : 10.06.25
Decision : **Planning Permission is GRANTED**
27. Application No : 25/00298/COND
Date Received : 22.04.25
Location : Garages At Dunn Close Stevenage Herts
Proposal : Discharge of condition 17 (External Lighting) attached to planning permission reference number 21/00944/FPM
Date of Decision : 10.06.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

28. Application No : 25/00299/FP
Date Received : 22.04.25
Location : Lister Hospital Coreys Mill Lane Stevenage Herts
Proposal : New landscaping arrangements to hospital plaza and creation of drop-off area
Date of Decision : 03.06.25
Decision : **Planning Permission is GRANTED**
29. Application No : 25/00300/COND
Date Received : 24.04.25
Location : John Henry Newman School Hitchin Road Stevenage Herts
Proposal : Discharge of Conditions 5 (Community Use Agreement); and 8 (Noise Management Plan) attached to planning permission reference number 24/00640/FP
Date of Decision : 23.06.25
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
30. Application No : 25/00301/FPH
Date Received : 24.04.25
Location : 8 Cuttys Lane Stevenage Herts SG1 1UL
Proposal : Erection of single storey rear extension
Date of Decision : 05.06.25
Decision : **Planning Permission is GRANTED**
31. Application No : 25/00302/CLPD
Date Received : 24.04.25
Location : 4 Severn Way Stevenage Herts SG1 3YL
Proposal : Lawful Development Certificate (Proposed) single storey rear extension
Date of Decision : 05.06.25
Decision : **Certificate of Lawfulness is APPROVED**

32. Application No : 25/00306/FPH
Date Received : 25.04.25
Location : 11 Goddard End Stevenage Herts SG2 7ER
Proposal : Variation of Condition 1 (Approved Plans) and Condition 3 (Matching Materials) attached to planning permission reference number 23/00716/FPH.
Date of Decision : 13.06.25
Decision : **Planning Permission is GRANTED**
33. Application No : 25/00314/TPTPO
Date Received : 29.04.25
Location : 5 Nycolles Wood Stevenage Herts SG1 4GR
Proposal : 1no. Oak (T4) reduce lateral branches growing towards the property by approx 2-2.5m and reduce lateral branches regrowth by 1.5m. 1no. Scots Pine (T5) reduce lateral branches growing towards garage by approx 1.5m and reduce lateral branches by 1.5m protected by Tree Preservation Order 100
Date of Decision : 13.06.25
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**
34. Application No : 25/00318/CLPD
Date Received : 30.04.25
Location : 33 Orwell Avenue Stevenage Herts SG1 3XT
Proposal : Lawful Development Certificate (Proposed) for a loft extension with 3 velux to front
Date of Decision : 05.06.25
Decision : **Certificate of Lawfulness is APPROVED**
35. Application No : 25/00183/FPH
Date Received : 01.05.25
Location : 5 Jubilee Road Stevenage Herts SG1 2PG
Proposal : Single-storey rear extension
Date of Decision : 06.06.25
Decision : **Planning Permission is GRANTED**

36. Application No : 25/00360/FPH
Date Received : 01.05.25
Location : 112 Mildmay Road Stevenage Herts SG1 5SW
Proposal : Erection of first floor side extension.
Date of Decision : 18.06.25
Decision : **Planning Permission is GRANTED**
37. Application No : 25/00361/FP
Date Received : 01.05.25
Location : Security Hut Gunnels Wood Park Gunnels Wood Road Stevenage
Proposal : Change of use from security hut to takeaway (sui generis)
Date of Decision : 18.06.25
Decision : **Planning Permission is GRANTED**
38. Application No : 25/00362/FPH
Date Received : 01.05.25
Location : 22 Hazelmere Road Stevenage Herts SG2 8RX
Proposal : Conversion of existing garage into Study/W.C.
Date of Decision : 13.06.25
Decision : **Planning Permission is GRANTED**
39. Application No : 25/00363/FPH
Date Received : 02.05.25
Location : 22 Newgate Stevenage Herts SG2 9DS
Proposal : Single storey front extension, and part single, part two storey rear extension.
Date of Decision : 23.06.25
Decision : **Planning Permission is GRANTED**

40. Application No : 25/00364/TPCA
Date Received : 02.05.25
Location : Medbury Rectory Lane Stevenage Herts
Proposal : 1 x Sycamore tree fell to ground level. 3 x Sycamore trees reduce by 50%
Date of Decision : 06.06.25
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
41. Application No : 25/00366/FPH
Date Received : 03.05.25
Location : 7 Forest Row Stevenage Herts SG2 8BY
Proposal : Erection of single storey side and rear extension
Date of Decision : 13.06.25
Decision : **Planning Permission is GRANTED**
42. Application No : 25/00370/FP
Date Received : 07.05.25
Location : Play Centre Hampson Park Webb Rise Stevenage Herts
Proposal : Erection of log cabin structure in connection with existing Forest School
Date of Decision : 08.07.25
Decision : **Planning Permission is GRANTED**
43. Application No : 25/00371/LB
Date Received : 07.05.25
Location : The Standing Order 33 High Street Stevenage Herts
Proposal : Listed building consent for WiFi upgrade to public house
Date of Decision : 27.06.25
Decision : **Listed Building Consent is GRANTED**

44. Application No : 25/00373/AD
Date Received : 09.05.25
Location : Santander Bank 96 - 98 Queensway Town Centre Stevenage
Proposal : Display of 1no. externally illuminated fascia sign and 1no. non-illuminated hanging sign.
Date of Decision : 06.06.25
Decision : **Advertisement Consent is GRANTED**

45. Application No : 25/00381/FP
Date Received : 12.05.25
Location : Unit C Mindenhall Court High Street Stevenage
Proposal : Change of use from offices to 2no. 2bed and 1no. 1bed flats with associated elevational alterations including side and rear dormer windows
Date of Decision : 01.07.25
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 for the proposed dwellings in accordance with the Council's standards set out in the Parking Provision SPD (2025). The proposal would, therefore, be likely to 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 to 2031 (adopted 2019), the Council's Parking Provision SPD (2025), the National Planning Policy Framework (2024) and Planning Practice Guidance.

The proposed development fails to demonstrate that any cycle parking facilities can be provided within the red line application site, or otherwise encourage alternative forms of transport, thereby failing to adequately promote sustainable transport. The proposal is therefore contrary to Policies SP6 and IT5 of the Stevenage Borough Local Plan 2011 to 2031 (adopted 2019), the Parking Provision and Sustainable Transport SPD (2025), and the aims and objectives of National Planning Policy Framework (2024).

The quality of the proposed loft space accommodation would be exceptionally poor, having no windows to either the kitchen or bedroom. Future occupants would be likely to feel oppressed through a lack of natural daylight and sunlight, no outlook and no evidence of suitable and acceptable means of ventilation, to the extent that living conditions would be unacceptable. The proposal is therefore contrary to policy SP8 and GD1 of the Stevenage Borough Local Plan 2011 to 2031 (adopted 2019), the Design

Guide SPD (2025), and the aims and objectives of the National Planning Policy Framework (2024).

The proposed dormer windows, by virtue of their design, scale, and siting, would be detrimental to the architectural form of the existing and neighbouring buildings. Additionally, the proposal does not follow the guidance for roof extensions as set out in the Stevenage Design Guide 2025 and will fail to preserve or enhance the Old Town Conservation Area. This would amount to less than substantial harm to the significance of these assets, which would not be outweighed by the modest public benefits of the development. The proposal is therefore contrary to Policies SP8, SP13, HO5, GD1 and NH10 of the Stevenage Borough Local Plan 2011 to 2031 (adopted 2019), the Old Town Conservation Area Management Plan SPD (2012), the National Planning Policy Framework (2024) and Planning Practice Guidance.

The quality of the proposed ground floor accommodation would be poor, suffering from noise and light pollution from the adjacent car park and office building entrance, and offering no defensible space, privacy or useable outdoor space. Future occupants would be likely to feel oppressed and suffer from a fear of crime to the extent that living conditions would be unacceptable. The proposal is therefore contrary to policy SP8 and GD1 of the Stevenage Borough Local Plan 2011 to 2031 (adopted 2019), the Design Guide SPD (2025), and the aims and objectives of the National Planning Policy Framework (2024).

The proposed 2no. two-bedroom flats, by virtue of the bedroom sizes, are considered to be two-bedroom, four-person residential units. As such, the gross internal floorspaces of these two units are below the nationally described space standards set out in Appendix C of the Stevenage Borough Local Plan 2011-2031 (2019) and would be contrary to Policy GD1 of the Stevenage Borough Local Plan 2011-2031 (2019), which requires proposals to meet the nationally described space standards. This would lead to unsatisfactory living conditions for future occupiers of the proposed residential accommodation.

46.	Application No :	25/00382/FP
	Date Received :	12.05.25
	Location :	The Fisherman Fishers Green Stevenage Herts
	Proposal :	Erection of single storey front extension and new pergola
	Date of Decision :	19.06.25
	Decision :	Planning Permission is GRANTED

47. Application No : 25/00384/TPCA
Date Received : 13.05.25
Location : 3 The Close Rectory Lane Stevenage Herts
Proposal : Remove section of hedge (mixed species, including Cypress, Holly and Sycamore) to achieve a minimum clearance of 5m to the insured property
Date of Decision : 10.06.25
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
48. Application No : 25/00385/FPH
Date Received : 14.05.25
Location : 110 Chells Way Stevenage Herts SG2 0LT
Proposal : Single storey rear extension and new front porch
Date of Decision : 01.07.25
Decision : **Planning Permission is GRANTED**
49. Application No : 25/00386/FPH
Date Received : 15.05.25
Location : 61 Walkern Road Stevenage Herts SG1 3RA
Proposal : Erection of a two storey side extension, rear extension, single storey front porch and alteration to existing roof
Date of Decision : 03.07.25
Decision : **Planning Permission is GRANTED**
50. Application No : 25/00387/FPH
Date Received : 15.05.25
Location : 107 Wheatlands Stevenage Herts SG2 0JU
Proposal : First floor side extension
Date of Decision : 03.07.25
Decision : **Planning Permission is GRANTED**

51. Application No : 25/00393/FPH
Date Received : 19.05.25
Location : 32 The Pastures Stevenage Herts SG2 7DZ
Proposal : Two storey side extension, with single storey timber shed following demolition of garage
Date of Decision : 26.06.25
Decision : **Planning Permission is GRANTED**
52. Application No : 25/00394/FPH
Date Received : 20.05.25
Location : 23 Long Leaves Stevenage Herts SG2 9AX
Proposal : Proposed pitched roof to existing porch
Date of Decision : 23.06.25
Decision : **Planning Permission is GRANTED**
53. Application No : 25/00397/FP
Date Received : 21.05.25
Location : 57 Warwick Road Stevenage Herts SG2 0QT
Proposal : Two storey side extension to facilitate sub-division of existing four-bedroom dwelling into 2no. three-bedroom flats
Date of Decision : 08.07.25
Decision : **Planning Permission is REFUSED**
- For the following reason(s);
- The internal amenity space of the upper floor flat within the converted building would be below the nationally described space standards set out in Appendix C of the Stevenage Borough Local Plan 2011-2031 (2019) for a three-bedroom, 5-person dwelling, contrary to Policy GD1 of the Stevenage Borough Local Plan 2011-2031 (2019), which requires proposals to meet the nationally described space standards. This would lead to unsatisfactory living conditions for future occupiers of the proposed residential accommodation.

54. Application No : 25/00398/FPH
Date Received : 22.05.25
Location : 78 Derby Way Stevenage Herts SG1 5TH
Proposal : Conversion and extension to existing garage to form new outbuilding
Date of Decision : 08.07.25
Decision : **Planning Permission is GRANTED**
55. Application No : 25/00402/CLPD
Date Received : 23.05.25
Location : 45 Jessop Road Stevenage Herts SG1 5LQ
Proposal : Lawful Development Certificate (Proposed) for the conversion of existing garage into habitable space and 3m rear extension
Date of Decision : 06.06.25
Decision : **Certificate of Lawfulness is APPROVED**
56. Application No : 25/00406/NMA
Date Received : 27.05.25
Location : 17 Church Lane Stevenage Herts SG1 3QS
Proposal : Non material amendment to planning permission 23/00923/FPH to increase the number of solar panels.
Date of Decision : 29.05.25
Decision : **Non Material Amendment AGREED**
57. Application No : 25/00414/CLPD
Date Received : 29.05.25
Location : 66 Bude Crescent Stevenage Herts SG1 2RB
Proposal : Lawful Development Certificate (Proposed) for a single storey rear extension, front storm porch and 2 roof lights.
Date of Decision : 06.06.25
Decision : **Certificate of Lawfulness is APPROVED**

58. Application No : 25/00425/NMA
Date Received : 02.06.25
Location : Garage Block 31 - 49 Spring Drive Stevenage Herts
Proposal : Non material amendment to reserved matters approval 24/00376/RM to amend the internal layout of the two bedroom dwelling.
Date of Decision : 26.06.25
Decision : **Non Material Amendment AGREED**
59. Application No : 25/00452/NMA
Date Received : 16.06.25
Location : Autolus Marshgate Stevenage Herts
Proposal : Non-material amendment to planning approval 21/00627/FPM, alteration to the landscaping design on the northern building facade to allow for the creation of bicycle parking
Date of Decision : 30.06.25
Decision : **Non Material Amendment AGREED**
60. Application No : 25/00463/CLPD
Date Received : 19.06.25
Location : 31 Dovedale Stevenage Herts SG2 9EP
Proposal : Lawful Development Certificate (Proposed) for a 3m rear extension to a single dwelling house
Date of Decision : 23.06.25
Decision : **Certificate of Lawfulness is APPROVED**
61. Application No : 25/00467/CLPD
Date Received : 20.06.25
Location : 47 Wychdell Stevenage Herts SG2 8JE
Proposal : Lawful Development Certificate (Proposed) for outbuilding in rear garden.
Date of Decision : 24.06.25
Decision : **Certificate of Lawfulness 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. 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.