

**Meeting:** Planning and Development Committee **Agenda Item:**  
**Date:** 12.02.2026

## **IMPORTANT INFORMATION - DELEGATED DECISIONS**

Author – Technical Support 01438 242838

Lead Officer – Alex Robinson 01438 242257

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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 : 25/00176/COND  
Date Received : 06.03.25  
Location : Land To The North Of Stevenage Off North Road And Weston Road Stevenage Herts  
Proposal : Discharge of Condition 10 (external materials) attached to planning permission reference number 22/00806/RMM  
Date of Decision : 05.12.25  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
  
2. Application No : 25/00227/COND  
Date Received : 26.03.25  
Location : Land To The North Of Stevenage Weston Road Stevenage Herts  
Proposal : Discharge of Condition 14 (external lighting) attached to planning permission reference number 23/00890/RMM  
Date of Decision : 22.12.25  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

3. Application No : 25/00508/FPH  
Date Received : 03.07.25  
Location : 160 Broadwater Crescent Stevenage Herts SG2 8EP  
Proposal : Single storey front and rear extension.  
Date of Decision : 05.01.26  
Decision : **Planning Permission is GRANTED**

4. Application No : 25/00585/FP  
Date Received : 01.08.25  
Location : Stevenage Circuits Ltd Caxton Way Stevenage Herts  
Proposal : Proposed external alterations and single-storey infill extension to facilitate a change of use from Class E(g)(iii) Light Industrial to Class B8 storage and distribution with ancillary technical showroom and offices  
Date of Decision : 24.11.25  
Decision : **Planning Permission is GRANTED**

5. Application No : 25/00599/FPH  
Date Received : 05.08.25  
Location : Traffords Symonds Green Lane Stevenage Herts  
Proposal : First floor front extension, single-storey front and rear extension  
Date of Decision : 23.12.25  
Decision : **Planning Permission is GRANTED**

6. Application No : 25/00603/FP  
Date Received : 06.08.25  
Location : Valley Sports Football Academy Broadhall Way Stevenage Herts  
Proposal : Demolition of existing portacabins and erection of 2 no. modular buildings  
Date of Decision : 18.12.25  
Decision : **Planning Permission is GRANTED**

7. Application No : 25/00680/COND  
Date Received : 10.09.25  
Location : Walpole Court Blenheim Way Stevenage Herts  
Proposal : Discharge of conditions 27 (Infiltration Testing) and 28 (Maintenance of SuDS) attached to planning permission reference number 24/00047/FPM  
Date of Decision : 20.11.25  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

8. Application No : 25/00681/TPTPO  
Date Received : 10.09.25  
Location : 35 Downlands Stevenage Herts SG2 7BH  
Proposal : Reduce crown by 5m to 1no. Oak (in Group A2) protected by Tree Preservation Order 33  
Date of Decision : 15.12.25  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**

9. Application No : 25/00709/COND  
Date Received : 23.09.25  
Location : Walpole Court Blenheim Way Stevenage Herts  
Proposal : Discharge of conditions 6 (ground investigation); and 30 (temporary drainage) attached to planning permission reference number 24/00047/FPM  
Date of Decision : 25.11.25  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

10. Application No : 25/00712/FP  
Date Received : 25.09.25  
Location : 1-5 Premier House Argyle Way Stevenage Herts  
Proposal : Alterations to car park to provide storage area  
Date of Decision : 20.11.25  
Decision : **Planning Permission is GRANTED**

11. Application No : 25/00718/FP  
Date Received : 29.09.25  
Location : 1 Park Close Stevenage Herts SG2 8PX  
Proposal : Use of existing annexe as separate dwelling use class (C3)  
Date of Decision : 16.01.26  
Decision : **Planning Permission is REFUSED**

For the following reason(s);

has been refused for this proposal for the clear reasons set out in this decision notice. The Council acted pro-actively through positive engagement with the applicant in an attempt to narrow down the reasons for refusal but fundamental objections could not be overcome. The Council has therefore acted pro-actively in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

The proposal fails to demonstrate that adequate provision for car parking can be provided on site for the proposed dwelling in accordance with the Council's standards set out in the Parking Provision and Sustainable Transport Supplementary Planning Document (2020). The proposal would, therefore be likely to result in on street parking on the main carriageway, to the detriment of highway safety and neighbour amenity, contrary to Policy IT5 of the Stevenage Borough Local Plan 2011 to 2031 (adopted 2019), and the Council's Parking Provision and Sustainable Transport SPD (2025), the National Planning Policy Framework (2024) and Planning Practice Guidance.

The vehicle-to-vehicle inter-visibility associated with the site has not been adequately demonstrated. Additionally, no details have been provided to demonstrate that vehicles can enter and exit in forward gear. Due to the lack of this visibility, vehicles leaving the site would come into conflict with users of the Park Close cul-de-sac, thereby causing interference to the safe and free flow of traffic on the highway. The development is, therefore, contrary to Policy IT5 of the Stevenage Borough Local Plan 2011 to 2031 (adopted 2019), and the Council's Parking Provision and

Sustainable Transport SPD (2025), the National Planning Policy Framework (2024) and Planning Practice Guidance.

By virtue of the scale of the proposed converted dwelling, together with the spatial constraints of the site, the development would result in a cramped, contrived and poorly integrated form of back land development and result in inadequate amenity for occupiers of both dwellings at no.1 Park Close and the proposed new dwelling. The development is, therefore, contrary to Policy GD1(e) of the Stevenage Borough Local Plan 2011 to 2031 (adopted 2019).

12. Application No : 25/00726/FP  
Date Received : 02.10.25  
Location : 81-86 Minehead Way Stevenage Herts SG1 2HZ  
Proposal : Replacement fenestration, doors, external cladding and roof to entrance canopy  
Date of Decision : 05.12.25  
Decision : **Planning Permission is GRANTED**

13. Application No : 25/00729/FP  
Date Received : 03.10.25  
Location : 35 Rookwood Drive Stevenage Herts SG2 8PH  
Proposal : Variation of Condition 1 (approved plans) attached to planning permission reference number 22/00688/FP to amend siting, design, and layout of approved dwelling and associated car parking  
Date of Decision : 26.11.25  
Decision : **Planning Permission is GRANTED**

14. Application No : 25/00734/TPTPO  
Date Received : 06.10.25  
Location : 4 Granby Road Stevenage Herts SG1 4AR  
Proposal : Works to trees covered by TPO 71: G1 (x4 Hornbeams) and T40 reduce by 3m and shape crown lift to 4m; G1 (x1 Hornbeam) crown lift to 3.5m.  
Date of Decision : 26.11.25  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**

15. Application No : 25/00735/FPH  
Date Received : 07.10.25  
Location : 9 Symonds Green Road Stevenage Herts SG1 2HA  
Proposal : Garage conversion  
Date of Decision : 24.11.25  
Decision : **Planning Permission is GRANTED**

16. Application No : 25/00737/FPH  
Date Received : 08.10.25  
Location : 295 Jessop Road Stevenage Herts SG1 5LT  
Proposal : Single storey front and rear extension and garage conversion  
Date of Decision : 24.11.25  
Decision : **Planning Permission is GRANTED**

17. Application No : 25/00738/COND  
Date Received : 08.10.25  
Location : Garages At Dunn Close Stevenage Herts  
Proposal : Discharge of Condition 24 (SuDS Management Plan) attached to planning permission reference number 21/00944/FPM  
Date of Decision : 15.12.25  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

18. Application No : 25/00739/NMA  
Date Received : 08.10.25  
Location : Car Park Bragbury End Sports Ground Aston Lane Aston  
Proposal : Non-material amendment to planning permission 25/00308/FP to remove car ports and relocation of bin storage  
Date of Decision : 05.12.25  
Decision : **Non Material Amendment AGREED**

19. Application No : 25/00740/FPH  
Date Received : 09.10.25  
Location : 71 Old Bourne Way Stevenage Herts SG1 6AE  
Proposal : First floor side extension  
Date of Decision : 26.11.25  
Decision : **Planning Permission is GRANTED**

20. Application No : 25/00744/AD  
Date Received : 10.10.25  
Location : ASDA Stores Ltd Monkswood Way Stevenage Herts  
Proposal : Various non-illuminated vinyl details and 2no. sets of internally illuminated built up letters  
Date of Decision : 26.11.25  
Decision : **Planning Permission is GRANTED**

21. Application No : 25/00745/FPH  
Date Received : 10.10.25  
Location : 32 St. Albans Drive Stevenage Herts SG1 4RU  
Proposal : Variation of Condition 1 (approved plans) attached to planning permission reference 22/00789/FPH to amend the height and openings on the garage/garden room  
Date of Decision : 27.11.25  
Decision : **Planning Permission is GRANTED**

22. Application No : 25/00746/FPH  
Date Received : 10.10.25  
Location : 22 Newgate Stevenage Herts SG2 9DS  
Proposal : Variation of Condition 1 (planning permission granted) attached to planning permission reference 25/00363/FPH to amend internal layout and fenestrations of front elevation  
Date of Decision : 27.11.25  
Decision : **Planning Permission is GRANTED**

23. Application No : 25/00754/CLPD  
Date Received : 15.10.25  
Location : 2 Knebworth Gate London Road Stevenage Herts  
Proposal : Lawful development certificate for proposed alterations to garage elevations and conversion to habitable space  
Date of Decision : 25.11.25  
Decision : **Certificate of Lawfulness is APPROVED**

24. Application No : 25/00755/AD  
Date Received : 15.10.25  
Location : Security Hut Gunnels Wood Park Gunnels Wood Road Stevenage  
Proposal : Erection of 6no wall mounted signs, 1no banner sign and Installation of 3no freestanding signage with uplighters  
Date of Decision : 02.12.25  
Decision : **Advertisement Consent is GRANTED**

25. Application No : 25/00756/COND  
Date Received : 15.10.25  
Location : 18 - 24 Ellis Avenue Stevenage Herts SG1 3SA  
Proposal : Discharge of Condition 13 (vehicular access) attached to planning permission reference number 24/00064/FPM  
Date of Decision : 02.12.25  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

26. Application No : 25/00757/FP  
Date Received : 16.10.25  
Location : 107A - 119A Bedwell Crescent Stevenage Herts SG1 1NA  
Proposal : General repairs and upgrades including replacement external stair, railings, juliette balconies, timber fence and windows; repairs to render  
Date of Decision : 08.12.25  
Decision : **Planning Permission is GRANTED**

27. Application No : 25/00758/FP  
Date Received : 16.10.25  
Location : 121A - 127A Bedwell Crescent Stevenage Herts SG1 1NA  
Proposal : General repairs and upgrades including replacement external stair, railings, juliette balconies, timber fence and windows; repairs to render  
Date of Decision : 08.12.25  
Decision : **Planning Permission is GRANTED**

28. Application No : 25/00760/CLPD  
Date Received : 17.10.25  
Location : 85 Lingfield Road Stevenage Herts SG1 5SQ  
Proposal : Single storey rear extension  
Date of Decision : 25.11.25  
Decision : **Certificate of Lawfulness is APPROVED**

29. Application No : 25/00767/CLPD  
Date Received : 21.10.25  
Location : 356 York Road Stevenage Herts SG1 4EL  
Proposal : Lawful Development Certificate (Proposed) Garden Study  
Date of Decision : 01.12.25  
Decision : **Certificate of Lawfulness is APPROVED**

30. Application No : 25/00770/FP  
Date Received : 23.10.25  
Location : 283 Wisden Road Stevenage Herts SG1 5NR  
Proposal : Change of use from public amenity land to residential  
Date of Decision : 18.12.25  
Decision : **Planning Permission is GRANTED**

31. Application No : 25/00773/COND  
Date Received : 24.10.25  
Location : The Cromwell Hotel 25 - 27 High Street Stevenage Herts  
Proposal : Discharge of Condition 3 (Construction Management Plan) attached to planning permission reference number 24/00863/FP  
Date of Decision : 21.01.26  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

32. Application No : 25/00774/COND  
Date Received : 24.10.25  
Location : The Cromwell Hotel 25 - 27 High Street Stevenage Herts  
Proposal : Discharge of Conditions 8 (Soft Landscaping); 11 (Biodiversity Gain Plan); and 12 (Habitat Management and Monitoring Plan) attached to planning reference number 24/00863/FP  
Date of Decision : 09.12.25  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

33. Application No : 25/00778/FP  
Date Received : 24.10.25  
Location : Lister Hospital Coreys Mill Lane Stevenage Herts  
Proposal : Conversion of staff rest area to Section 136 Mental Health Suite including external security fence compound, air conditioning plant and minor fenestration alterations  
Date of Decision : 05.12.25  
Decision : **Planning Permission is GRANTED**

34. Application No : 25/00779/COND  
Date Received : 24.10.25  
Location : Brent Court Silam Road Stevenage Herts  
Proposal : Discharge of Condition 16 (Samples of Materials) attached to planning permission reference number 22/00963/FPM  
Date of Decision : 09.12.25  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

35. Application No : 25/00780/TPTPO  
Date Received : 24.10.25  
Location : 7 Chestnut Walk Stevenage Herts SG1 4DD  
Proposal : Works to trees protected by TPO 85: T4 English Oak reduce by 20%; T5 Horse Chestnut reduce by 50%; T6 Common Lime reduce by 30%.  
Date of Decision : 08.12.25  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**

36. Application No : 25/00781/FPH  
Date Received : 27.10.25  
Location : 15 Orchard Road Stevenage Herts SG1 3HD  
Proposal : Erection of two storey side extension, single storey rear extension, bay windows and canopy to front.  
Date of Decision : 16.01.26  
Decision : **Planning Permission is GRANTED**

37. Application No : 25/00782/FP  
Date Received : 27.10.25  
Location : 1 Bedwell Crescent Stevenage Herts SG1 1LT  
Proposal : Retrospective change of use from public amenity land to residential curtilage for use as driveway and front garden  
Date of Decision : 22.12.25  
Decision : **Planning Permission is GRANTED**

38.	Application No :	25/00783/TPTPO
	Date Received :	27.10.25
	Location :	67 Sparrow Drive Stevenage Herts SG2 9FB
	Proposal :	Fell 1 x Ash tree (T13) and crown reduction to 1 x Ash tree (T16) protected by TPO 38
	Date of Decision :	09.12.25
	Decision :	<b>REFUSE WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER</b> For the following reason(s):
		No evidence has been provided to support the proposal. The trees have a high amenity value which is beneficial to the character of Sparrow Drive. Therefore, the proposal does not accord with Policy NH5 of the adopted Local Plan (2019), the Town and Country Planning (Tree Preservation) (England) Regulations (2012), the NPPF (2024) and the National Planning Practice Guidance: Tree Preservation Orders and Trees in Conservation Area published 6 March 2014.
39.	Application No :	25/00786/TPCA
	Date Received :	27.10.25
	Location :	The Mulberry Tree 60 - 62 High Street Stevenage Herts
	Proposal :	G1: Leyland Cypress Hedge - reduce the height by 3m and width on the pub side by 1.5m and road side by 2m; T1: Wild Plum - lift 3m above ground level and T3: False Acacia - remove
	Date of Decision :	23.12.25
	Decision :	<b>CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA</b>
40.	Application No :	25/00789/FPH
	Date Received :	28.10.25
	Location :	1 Granby Road Stevenage Herts SG1 4AR
	Proposal :	Variation of Condition 2 (materials) attached to planning permission reference number 24/00434/FPH to allow for the dwelling to be rendered instead of matching brickwork
	Date of Decision :	10.12.25
	Decision :	<b>Planning Permission is GRANTED</b>

41. Application No : 25/00791/FP  
Date Received : 28.10.25  
Location : 111 Bedwell Crescent Stevenage Herts SG1 1NA  
Proposal : Installation of kitchen extraction system to rear elevation  
Date of Decision : 19.12.25  
Decision : **Planning Permission is GRANTED**

42. Application No : 25/00792/COND  
Date Received : 29.10.25  
Location : 224-230 Bedwell Crescent Stevenage Herts SG1 1NG  
Proposal : Discharge of Condition 31 (Drainage Condition) attached to planning permission reference number 22/00965/FPM  
Date of Decision : 24.12.25  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

43. Application No : 25/00794/COND  
Date Received : 30.10.25  
Location : The Oval Stevenage Herts SG1 5LW  
Proposal : Discharge of Condition 44 (Swift Bricks - Parcels E and F) attached to planning permission reference number 23/00954/FPM  
Date of Decision : 29.12.25  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

44. Application No : 25/00795/FP  
Date Received : 31.10.25  
Location : 56A - 66A Rockingham Way Stevenage Herts SG1 1SH  
Proposal : Refurbishments to flat numbers 56A - 66A Rockingham Way to include the following: replacement roof covering, replacement metal balustrading to the walkway, replacement privacy screens to front terraces, a new secure external brick store with a door for the relocation of the electrical distribution board and the demolition of existing rear masonry walls and bin stores to rear terraces and replaced with a new timber fence.  
Date of Decision : 24.12.25  
Decision : **Planning Permission is GRANTED**

45. Application No : 25/00796/FP  
Date Received : 31.10.25  
Location : 2A - 12A Popple Way Stevenage Herts SG1 3TG  
Proposal : Refurbishments to flat numbers 2A-12A to include the following: replacement roof covering, replacement metal balustrading to the walkway, replacement privacy screens to front terraces, a new secure external brick store with a door for the relocation of the electrical distribution board and the demolition of existing rear masonry walls and bin stores to rear terraces and replaced with a new timber fence.  
Date of Decision : 24.12.25  
Decision : **Planning Permission is GRANTED**

46. Application No : 25/00797/FP  
Date Received : 31.10.25  
Location : 16 Willows Link Stevenage Herts SG2 8AR  
Proposal : Change of Use from Class (E) (Cafe) use to Class (F1) (Non-residential and learning).  
Date of Decision : 19.01.26  
Decision : **Planning Permission is GRANTED**

47. Application No : 25/00798/TPCA  
Date Received : 31.10.25  
Location : The Grange Court Yard The Grange Stevenage Herts  
Proposal : Fell to ground level 1no. Robinia  
Date of Decision : 05.12.25  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**

48. Application No : 25/00799/CLEU  
Date Received : 03.11.25  
Location : 32 Angotts Mead Stevenage Herts SG1 2NJ  
Proposal : Lawful Development Certificate (Existing) for an HMO (Use Class C4)  
Date of Decision : 02.12.25  
Decision : **Certificate of Lawfulness is APPROVED**

49. Application No : 25/00802/CLPD  
Date Received : 03.11.25  
Location : 29 Franklins Road Stevenage Herts SG1 3BN  
Proposal : Lawful Development Certificate (Proposed) for garage conversion  
Date of Decision : 04.12.25  
Decision : **Certificate of Lawfulness is APPROVED**

50. Application No : 25/00808/FPH  
Date Received : 04.11.25  
Location : 10 Orchard Crescent Stevenage Herts SG1 3EW  
Proposal : Variation of Condition 1 (Approved Plans) attached to planning permission 24/00271/FPH to increase the height and width of the approved extensions.  
Date of Decision : 29.12.25  
Decision : **Planning Permission is GRANTED**

51. Application No : 25/00809/FP  
Date Received : 05.11.25  
Location : 21 Town Square Town Centre Stevenage Herts  
Proposal : Installation of external plant and associated works comprising: air-conditioning condenser units, a mechanical ventilation/heat recovery unit, and flue/ductwork for the coffee roastery; together with all necessary brackets, pipework and protective enclosures.  
Date of Decision : 12.12.25  
Decision : **Planning Permission is GRANTED**

52. Application No : 25/00811/FPH  
Date Received : 07.11.25  
Location : 48 Downlands Stevenage Herts SG2 7BH  
Proposal : Erection of two storey side extension and single storey front and rear extension  
Date of Decision : 31.12.25  
Decision : **Planning Permission is GRANTED**

53. Application No : 25/00813/LB  
Date Received : 07.11.25  
Location : Costco Wholesale Gunnels Wood Road Stevenage Herts  
Proposal : Replacement roof covering and localised concrete repairs  
Date of Decision : 12.12.25  
Decision : **Listed Building Consent is GRANTED**

54. Application No : 25/00815/CLPD  
Date Received : 10.11.25  
Location : 13 Honeychurch Way Stevenage Herts SG1 4UA  
Proposal : Lawful Development Certificate (Proposed) additional solar panels to be installed in the garage roof  
Date of Decision : 17.12.25  
Decision : **Certificate of Lawfulness is APPROVED**

55. Application No : 25/00816/FPH  
Date Received : 12.11.25  
Location : 44 Franklins Road Stevenage Herts SG1 3BW  
Proposal : Erection of single storey rear extension  
Date of Decision : 06.01.26  
Decision : **Planning Permission is GRANTED**

56. Application No : 25/00818/FP  
Date Received : 12.11.25  
Location : 2 -3 Bedwell Park Stevenage Herts SG1 1NB  
Proposal : Change of use from Use Class F1 (Education) to Use Class E(f) (Day Nursery)  
Date of Decision : 06.01.26  
Decision : **Planning Permission is GRANTED**

57. Application No : 25/00825/COND  
Date Received : 14.11.25  
Location : Bond International Cartwright Road Stevenage Herts  
Proposal : Discharge of Condition 5 (Access) attached to planning permission reference number 24/00525/FPM  
Date of Decision : 09.12.25  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

58. Application No : 25/00827/FP  
Date Received : 17.11.25  
Location : Unit 2, Bowman Trading Estate Bessemer Drive Stevenage Herts  
Proposal : Erection of an additional floor to the existing two-storey office building together with a two-storey side and front extension and associated internal alterations, to provide a lift, toilet facilities and additional training rooms  
Date of Decision : 09.01.26  
Decision : **Planning Permission is GRANTED**

59. Application No : 25/00829/FP  
Date Received : 17.11.25  
Location : Chauffeurs Cottage Aston Lane Bragbury End Stevenage  
Proposal : Erection of 1no. 4 bedroom detached self-build dwelling with associated driveway, and access from Aston Lane  
Date of Decision: 13.01.26  
Decision : **Planning Permission is GRANTED**

60. Application No : 25/00830/FP  
Date Received : 17.11.25  
Location : 1-8 Purcell Court Stevenage Herts SG1 3BS  
Proposal : Elevational alterations in connection with external refurbishment of flats  
Date of Decision : 19.01.26  
Decision : **Planning Permission is GRANTED**

61. Application No : 25/00834/TPCA  
Date Received : 18.11.25  
Location : 48 Shephall Green Stevenage Herts SG2 9XS  
Proposal : Crown reduction of approx. 7.6m in height and 2-3m in width and removal of lowest limbs in garden of 2no. Leylandi Cypress trees.  
Date of Decision : 30.12.25  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**

62. Application No : 25/00839/COND  
Date Received : 20.11.25  
Location : Bond International Cartwright Road Stevenage Herts  
Proposal : Discharge of Conditions 27 (Drainage Survey) attached to planning permission reference number 24/00525/FPM  
Date of Decision : 27.01.26  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

63. Application No : 25/00840/NMA  
Date Received : 20.11.25  
Location : Wiltron House Rutherford Close Stevenage Herts  
Proposal : Non-material amendment to planning permission 25/00221/FPM to amend internal layout to increase area of ancillary office floor space  
Date of Decision : 05.12.25  
Decision : **Non Material Amendment AGREED**

64. Application No : 25/00841/COND  
Date Received : 20.11.25  
Location : Wiltron House Rutherford Close Stevenage Herts  
Proposal : Discharge of Condition 4 (Demolition Management Plan) attached to planning permission reference number 25/00221/FPM  
Date of Decision : 19.12.25  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

65. Application No : 25/00842/FPH  
Date Received : 20.11.25  
Location : 42 Wildwood Lane Stevenage Herts SG1 1TB  
Proposal : Erection of two storey side extension  
Date of Decision : 16.01.26  
Decision : **Planning Permission is GRANTED**

66. Application No : 25/00846/COND  
Date Received : 21.11.25  
Location : MBDA UK Six Hills Way Stevenage Herts  
Proposal : Discharge of Conditions 14 (EV Charging) and Condition 16 (Drainage 2) attached to planning permission reference number 22/00468/FPM

Date of Decision : 31.12.25

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

67. Application No : 25/00847/FP

Date Received : 24.11.25

Location : Land Adjacent To 1 Rudd Close Stevenage Herts

Proposal : Change of use from public amenity land to residential curtilage (garden)

Date of Decision : 19.01.26

Decision : **Planning Permission is GRANTED**

68. Application No : 25/00849/FPH

Date Received : 26.11.25

Location : 5 Webb Rise Stevenage Herts SG1 5QE

Proposal : Single storey rear extension

Date of Decision : 21.01.26

Decision : **Planning Permission is GRANTED**

69. Application No : 25/00851/AD

Date Received : 26.11.25

Location : Police Station Lytton Way Stevenage Herts

Proposal : 3no. Fascia Signs, 1no. Totem Sign and Window Vinyls

Date of Decision : 21.01.26

Decision : **Advertisement Consent is GRANTED**

70. Application No : 25/00853/TPTPO  
Date Received : 26.11.25  
Location : 153 Fairview Road Stevenage Herts SG1 2NE  
Proposal : Reduction by 30% on 1no. Oak tree (T8) protected by Tree Preservation Order 79  
Date of Decision : 24.12.25  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**

71. Application No : 25/00855/FP  
Date Received : 28.11.25  
Location : Lister Hospital Coreys Mill Lane Stevenage Herts  
Proposal : Replacement windows to Renal Dialysis Department. Installation of new AHU and associated ductwork on the roof and condensers with external louvre enclosure on the ground floor.  
Date of Decision : 29.12.25  
Decision : **Planning Permission is GRANTED**

72. Application No : 25/00856/FPH  
Date Received : 28.11.25  
Location : 19 Badminton Close Stevenage Herts SG2 8SR  
Proposal : Single storey rear extension and porch extension  
Date of Decision : 22.01.26  
Decision : **Planning Permission is GRANTED**

73. Application No : 25/00857/FP  
Date Received : 01.12.25  
Location : Townsend Mews Blocks B,C,D And E Stevenage Hertfordshire SG1 3AP  
Proposal : Removal of external elevational render/skin and replacement of building elevational treatment with various facing materials.  
Date of Decision : 19.01.26  
Decision : **Planning Permission is GRANTED**

74. Application No : 25/00858/AD  
Date Received : 01.12.25  
Location : Frequency Coffee Stevenage 21 Town Square Town Centre Stevenage  
Proposal : 1no. non-illuminated fascia sign  
Date of Decision : 26.01.26  
Decision : **Advertisement Consent is GRANTED**

75. Application No : 25/00859/HPA  
Date Received : 01.12.25  
Location : 104 Plash Drive Stevenage Herts SG1 1LL  
Proposal : Prior approval to extend the existing rear extension by 3m to make overall 6m deep rear extension, with a maximum height of 3.22m and eaves height of 2.48m.  
Date of Decision : 15.01.26  
Decision : **Prior Approval is NOT REQUIRED**

76. Application No : 25/00860/TPCA  
Date Received : 01.12.25  
Location : 4 Chestnut Walk Stevenage Herts SG1 4DD  
Proposal : Removal of a Blue Cedar tree from the garden of 4 Chestnut Walk  
Date of Decision : 07.01.26  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**

77. Application No : 25/00861/TPCA  
Date Received : 01.12.25  
Location : Humphrey's End Rectory Lane Stevenage Herts  
Proposal : T1: Lime Tree approx 3m tall, reduce by 1m. T2: Beech Tree 6m tall, remove the bottom branch by 3m to allow the tree to be less weighted.  
Date of Decision : 06.01.26  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**

78. Application No : 25/00866/FPH  
Date Received : 03.12.25  
Location : 74 Silam Road Stevenage Herts SG1 1JJ  
Proposal : Erection of single storey side extension and front porch.  
Date of Decision : 22.01.26  
Decision : **Planning Permission is GRANTED**

79. Application No : 25/00867/TPCA  
Date Received : 03.12.25  
Location : Church Cottage Rectory Lane Stevenage Herts  
Proposal : Yew (Taxus baccata). Reduction of overhanging branches back to the boundary line. Light crown reduction and tidy.  
Date of Decision : 16.01.26  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**

80. Application No : 25/00870/TPCA  
Date Received : 04.12.25  
Location : Rooks Nest House Weston Road Stevenage Herts  
Proposal : T1 - Conifer fell to ground level due to excessive shading.  
T2,T3,T4,T5 - Conifer reduce by 30% due to excessive shading.  
Date of Decision : 05.01.26  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**

81. Application No : 25/00871/FP  
Date Received : 05.12.25  
Location : Suffolk House London Road Stevenage Herts  
Proposal : Conversion of dwelling into 5no. self-contained flats with associated parking and landscaping.  
Date of Decision : 20.01.26  
Decision :

**Planning Permission is REFUSED**

For the following reason(s);

The vehicle-to-vehicle inter-visibility associated with the site has not been adequately demonstrated. Additionally, no details have been provided to demonstrate that vehicles can enter and exit in forward gear. Due to the lack of this visibility, vehicles leaving the site would come into conflict with users of London Road, thereby causing interference to the safe and free flow of traffic on the highway. The development is, therefore, contrary to Policy IT5 of the Stevenage Borough Local Plan 2011 to 2031 (adopted 2019), and the Council's Parking Provision and Sustainable Transport SPD (2025), the National Planning Policy Framework (2024) and Planning Practice Guidance.

has been refused for this proposal for the clear reasons set out in this decision notice. The Council acted pro-actively through early engagement with the applicant at the pre-application stage. This positive advice has however been ignored and therefore the Council remains of the view that the proposal is unacceptable. Since the Council attempted to find solutions, the requirements of the National Planning Policy Framework have been met and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

The proposed flats 2 and 3, by virtue of the bedroom sizes, are considered to be one-bedroom, two-person residential units. As such, the gross internal floorspaces of these two units are below the nationally described space standards of 50sqm as 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.

The proposed flat 5 has no floor plan provided. As such it has not been demonstrated that the floor space of 37sqm accords with the requirements of 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.

By virtue of the design and layout of the outdoor amenity spaces, the proposed development would fail to provide a suitable standard of private outdoor amenity space for the future occupiers of the site and would lead to unsatisfactory living conditions for them. The proposed development is therefore contrary to Policies GD1 and SP8 of the Stevenage Borough Local Plan 2011-2031 (2019), the Council's Design Guide Supplementary Planning Document (2025) and the National Planning Policy Framework (2024).

The necessary boundary treatments to provide a secure private outdoor amenity space would be positioned such that they would be at an unacceptably close distance to the windows of habitable rooms within flats 1 and 5, so as to result in an unacceptable level of outlook. The proposal therefore fails to provide an acceptable living environment for these occupiers, contrary to Policies GD1 and SP8 of the Stevenage Borough Local Plan 2011 - 2031 (adopted 2019), the Council's Design Guide SPD (2025) and the National Planning Policy Framework (2024).

The applicant has failed to demonstrate that future occupiers will not be unacceptably impacted from noise pollution arising from the adjacent main highway of London Road, neighbouring car parks, or the existing neighbouring commercial premises of ASDA Supermarket and their service yard, 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).

The proposed development fails to demonstrate that five secure cycle parking facilities can be provided, 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 SPD (2025), and the National Planning Policy Framework (2024).

82.	Application No :	25/00872/FPH
	Date Received :	05.12.25
	Location :	42 Walkern Road Stevenage Herts SG1 3RA
	Proposal :	Erection of single storey rear extension
	Date of Decision :	28.01.26
	Decision :	<b>Planning Permission is GRANTED</b>

83.	Application No :	25/00879/HPA
	Date Received :	10.12.25
	Location :	16 Baddeley Close Stevenage Herts SG2 9SL
	Proposal :	Single storey rear extension which will extend beyond the rear wall of the original house by 6m, for which the maximum height will be 3m and the height of the eaves will be 2.90m
	Date of Decision :	21.01.26
	Decision :	<b>Prior Approval is NOT REQUIRED</b>
84.	Application No :	25/00881/TPTPO
	Date Received :	11.12.25
	Location :	5 Chestnut Walk Stevenage Herts SG1 4DD
	Proposal :	2no. Sycamore trees (T12, T13) reduce crown by 2.5m-3m, protected by Tree Preservation Order 85
	Date of Decision :	09.01.26
	Decision :	<b>CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER</b>
85.	Application No :	25/00883/NMA
	Date Received :	12.12.25
	Location :	Walpole Court Blenheim Way Stevenage Herts
	Proposal :	Non-material amendment to planning approval to 24/00047/FPM to amend Condition 19 (Soft and Hard Landscaping)
	Date of Decision :	22.12.25
	Decision :	<b>Non Material Amendment AGREED</b>
86.	Application No :	25/00887/COND
	Date Received :	15.12.25
	Location :	Wiltron House Rutherford Close Stevenage Herts
	Proposal :	Discharge of Condition 5 (Construction Management Plan) attached to planning permission reference number 25/00221/FPM
	Date of Decision :	26.01.26
	Decision :	<b>The discharge of Condition(s)/Obligation(s) is APPROVED</b>

87. Application No : 25/00897/TPTPO  
Date Received : 19.12.25  
Location : 67 Sparrow Drive Stevenage Herts SG2 9FB  
Proposal : Re-pollard by 2-3m back to previous points on 2no. Ash trees (T13 and T16) protected by TPO 38  
Date of Decision : 19.01.26  
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**

88. Application No : 25/00901/COND  
Date Received : 22.12.25  
Location : 95 High Street Stevenage Herts SG1 3HR  
Proposal : Discharge of condition 5 (noise) and condition 6 (odour) of planning permission 25/00536/FP  
Date of Decision : 13.01.26  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

89. Application No : 25/00903/COND  
Date Received : 22.12.25  
Location : The Oval Stevenage Herts SG1 5LW  
Proposal : Discharge of condition 50 (Noise - Parcel E) attached to planning permission reference number 23/00954/FPM  
Date of Decision : 16.01.26  
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

90. Application No : 26/00004/NMA  
Date Received : 05.01.26  
Location : 1-5 Premier House Argyle Way Stevenage Herts  
Proposal : Non-material amendment to planning approval 25/00712/FP to install white coloured boarding to the front of the steel fencing at ground floor level.  
Date of Decision : 26.01.26  
Decision : **Non Material Amendment AGREED**

91. Application No : 26/00007/COND

Date Received : 07.01.26

Location : The Oval Stevenage Herts SG1 5LW

Proposal : Discharge of Condition 31 (External Materials E and F) attached to planning permission reference number 23/00954/FPM to allow use of M3 'natural' mortar.

Date of Decision : 27.01.26

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

## **BACKGROUND PAPERS**

1. The application file, forms, plans and supporting documents having the reference number relating to this item.
2. Stevenage Borough Council Supplementary Planning Documents – Parking Provision adopted January 2020.
3. Stevenage Borough Local Plan 2011-2031 adopted May 2019.
4. 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.