

Meeting: Planning and Development
Committee

Agenda Item:

Date: 02.03.2026

IMPORTANT INFORMATION - DELEGATED DECISIONS

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The Assistant Director of Planning and Regulation has issued decisions in respect of the following applications in accordance with his delegated authority:-

1. Application No : 25/00540/COND
Date Received : 15.07.25
Location : Autolus Marshgate Stevenage Herts
Proposal : Discharge of conditions 4 (parking permits); and 5 (cycle parking) attached to planning permission reference number 24/00550/FP
Date of Decision : 03.02.26
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

2. Application No : 25/00640/COND
Date Received : 20.08.25
Location : 18 - 24 Ellis Avenue Stevenage Herts SG1 3SA
Proposal : Discharge of conditions 12 (Construction Management Plan) and 16 (Drainage 2) attached to planning permission reference number 24/00064/FPM
Date of Decision : 03.02.26
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.

3. Application No : 25/00733/COND
Date Received : 03.10.25
Location : Brent Court Silam Road Stevenage Herts
Proposal : Discharge of conditions 18 (landscaping) and 22 (boundary treatments) attached to planning permission reference number 22/00963/FPM
Date of Decision : 25.02.26
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
4. Application No : 25/00743/FP
Date Received : 09.10.25
Location : Courtlands Todds Green Stevenage Herts
Proposal : Erection of 1no. 5 bedroom detached dwelling
Date of Decision : 27.02.26
Decision : **Planning Permission is GRANTED**
5. Application No : 25/00812/FP
Date Received : 07.11.25
Location : 6 Burwell Road Stevenage Herts SG2 9RF
Proposal : Retrospective application for the continued use of the premises as a Use Class Sui Generis Hot Food Takeaway and alterations to the shopfront
Date of Decision : 03.02.26
Decision : **Planning Permission is GRANTED**

6. Application No : 25/00833/COND
Date Received : 18.11.25
Location : Land To Rear Of 48, 49 And 50 Conifer Walk Stevenage Herts SG2 7QR
Proposal : Discharge of Conditions 3 (Sample of Materials); Condition 8 (Climate Change Adaptions); Condition 14 (Landscaping Scheme); Condition 15 (Open Space Provision); Condition 17 (Landscape Management Plan); Condition 18 (Boundary Treatments) & Condition 19 (Construction Management Plan) attached to planning reference number 23/00066/FP
Date of Decision : 09.02.26
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
7. Application No : 25/00864/FP
Date Received : 02.12.25
Location : 67 Whitney Drive Stevenage Herts SG1 4BH
Proposal : Erection of 1no. 3no. bedroom detached dwelling following demolition of garage, single storey front extension to existing dwelling, and associated car parking and access
Date of Decision : 05.02.26
Decision : **Planning Permission is GRANTED**
8. Application No : 25/00868/FPH
Date Received : 03.12.25
Location : 8 Lodge Way Stevenage Herts SG2 8DB
Proposal : Erection of first floor rear extension, single storey front and side extension, garage roof alteration
Date of Decision : 12.02.26
Decision : **Planning Permission is GRANTED**

9. Application No : 25/00877/FP
Date Received : 10.12.25
Location : Glaxo SmithKline Research And Development Ltd Gunnels Wood Road Stevenage Herts
Proposal : Installation of freestanding internally illuminated sign on concrete plinth
Date of Decision : 04.02.26
Decision : **Planning Permission is GRANTED**
10. Application No : 25/00878/AD
Date Received : 10.12.25
Location : Glaxo SmithKline Research And Development Ltd Gunnels Wood Road Stevenage Herts
Proposal : Installation of freestanding internally illuminated sign on concrete plinth
Date of Decision : 04.02.26
Decision : **Advertisement Consent is GRANTED**
11. Application No : 25/00880/FPH
Date Received : 10.12.25
Location : 47 Grove Road Stevenage Herts SG1 3NT
Proposal : Erection of single storey rear extension to replace existing conservatory and elevational alterations for garage conversion.
Date of Decision : 05.02.26
Decision : **Planning Permission is GRANTED**
12. Application No : 25/00885/FPH
Date Received : 15.12.25
Location : 2 Langmoor Cottages Symonds Green Road Stevenage Herts
Proposal : Erection of a two storey side extension and front porch
Date of Decision : 20.02.26
Decision : **Planning Permission is GRANTED**

13. Application No : 25/00888/FPH
Date Received : 16.12.25
Location : 27 Broad Oak Way Stevenage Herts SG2 8QN
Proposal : Erection of two storey rear extension
Date of Decision : 11.02.26
Decision : **Planning Permission is GRANTED**
14. Application No : 25/00899/CLPD
Date Received : 19.12.25
Location : 22 Lawrence Avenue Stevenage Herts SG1 3JX
Proposal : Lawful Development Certificate (Proposed) for the use of the land to station a mobile home (granny annexe)
Date of Decision : 24.02.26
Decision : **Certificate of Lawfulness is APPROVED**
15. Application No : 25/00902/COND
Date Received : 22.12.25
Location : The Oval Stevenage Herts SG1 5LW
Proposal : Discharge of condition 58 (Surface Water Drainage - Parcels E and F); and partial discharge of conditions 61 (SuDS Maintenance and Management); and 62 (Temporary Drainage Measures) for parcels E and F attached to planning permission reference number 23/00954/FPM.
Date of Decision : 17.02.26
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

16. Application No : 25/00906/FPH
Date Received : 22.12.25
Location : 17 Cromwell Road Stevenage Herts SG2 9HT
Proposal : Part single, part two story rear extension, first floor side extension above existing ground floor single story extension, and alterations to front porch.
Date of Decision : 19.02.26
Decision : **Planning Permission is GRANTED**
17. Application No : 26/00001/CLPD
Date Received : 02.01.26
Location : 15 Ashdown Road Stevenage Herts SG2 8TY
Proposal : Lawful Development Certificate (Proposed) single story rear extension
Date of Decision : 26.02.26
Decision : **Certificate of Lawfulness is APPROVED**
18. Application No : 26/00011/AD
Date Received : 09.01.26
Location : Indoor Market, Market Square Stevenage Herts
Proposal : 2no. Fascia signs and 5no. hanging signs
Date of Decision : 09.02.26
Decision : **Advertisement Consent is GRANTED**
19. Application No : 26/00021/COND
Date Received : 12.01.26
Location : 224-230 Bedwell Crescent Stevenage Herts SG1 1NG
Proposal : Discharge of Condition 31 (LLFA Condition - Surface Water and Drainage System) Phase 2 Drainage Report attached to planning permission reference number 22/00965/FPM
Date of Decision: 09.02.26
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

20. Application No : 26/00022/TPCA
Date Received : 12.01.26
Location : Games Yard High Street Stevenage Herts
Proposal : T1 Silver Birch, prune tree as overhanging growth is causing interference with the parking area
Date of Decision : 23.02.26
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**
21. Application No : 26/00079/CLEU
Date Received : 13.01.26
Location : 5 Forest Row Stevenage Herts SG2 8BY
Proposal : Lawful Development Certificate (Existing) for conversion of dwelling to a House of Multiple Occupation
Date of Decision : 11.02.26
Decision : **Certificate of Lawfulness is APPROVED**
22. Application No : 26/00088/BNGCO
Date Received : 15.01.26
Location : Wiltron House Rutherford Close Stevenage Herts
Proposal : Compliance with Biodiversity Net Gain details required by planning permission 25/00221/FPM
Date of Decision : 03.02.26
Decision : **The Biodiversity Net Gain Condition is discharged**
23. Application No : 26/00091/COND
Date Received : 16.01.26
Location : The Cromwell Hotel 25 - 27 High Street Stevenage Herts
Proposal : Discharge of Conditions 4 (Materials) and 5 (Cladding, Doors and Cornices) attached to planning permission reference number 24/00863/FP
Date of Decision : 13.02.26
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

24. Application No : 26/00094/COND
Date Received : 20.01.26
Location : 58 - 90 Queensway And Forum Chambers Town Centre
Stevenage Herts
Proposal : Discharge of Condition 10 (Material Samples) attached to
planning permission reference number 23/00502/FPM
Date of Decision : 13.02.26
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
25. Application No : 26/00096/CLPD
Date Received : 20.01.26
Location : 29 The Muntings Stevenage Herts SG2 9DN
Proposal : Lawful Development Certificate (Proposed) for building a timber
car port in rear garden
Date of Decision : 09.02.26
Decision : **Certificate of Lawfulness is APPROVED**
26. Application No : 26/00099/NMA
Date Received : 20.01.26
Location : 49 Lincoln Road Stevenage Herts SG1 4PJ
Proposal : Non material amendment to planning approval 22/00158/FPH to
replace the current brickwork with a white/cream (off-white)
render finish
Date of Decision : 11.02.26
Decision : **Non Material Amendment AGREED**
27. Application No : 26/00100/TPCA
Date Received : 20.01.26
Location : Bayley House Sish Lane Stevenage Herts
Proposal : Reduction of crown by 1-2m to T3, Fell and remove both trees
in G3 and reduction of lateral limbs by 1-2m to T4 and T8
Date of Decision : 25.02.26
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A
CONSERVATION AREA**

28. Application No : 26/00104/NMA
Date Received : 21.01.26
Location : SG1 Development Site Town Centre Stevenage Herts
Proposal : Non material amendment to planning permission 19/00743/FPM to split Phase 1A into two separate subphases
Date of Decision : 12.02.26
Decision : **Non Material Amendment AGREED**
29. Application No : 26/00113/CLEU
Date Received : 26.01.26
Location : 209 Vardon Road Stevenage Herts SG1 5PY
Proposal : Lawful Development Certificate (Existing) for house of multiple occupation
Date of Decision : 11.02.26
Decision : **Certificate of Lawfulness is APPROVED**
30. Application No : 26/00114/NMA
Date Received : 26.01.26
Location : Priory Meadow Rectory Lane Stevenage Herts
Proposal : Non-material amendment to planning approval 21/01356/FPH for addition of obscure glass window to ground floor cloak/bathroom and replace two single garage doors with one double width single garage door
Date of Decision : 03.02.26
Decision : **Non Material Amendment AGREED**
31. Application No : 26/00118/CLEU
Date Received : 27.01.26
Location : 35 Devonshire Close Stevenage Herts SG2 8RY
Proposal : Lawful Development Certificate (Existing) 6 bedroom House in Multiple Occupation (HMO)
Date of Decision : 12.02.26
Decision : **Certificate of Lawfulness is APPROVED**

32. Application No : 26/00122/NMA
Date Received : 28.01.26
Location : Walpole Court Blenheim Way Stevenage Herts
Proposal : Non-material amendment to planning approval 24/00047/FPM to remove Condition 22 (BNG)
Date of Decision : 09.02.26
Decision : **Non Material Amendment AGREED**
33. Application No : 26/00125/PADEMO
Date Received : 30.01.26
Location : Walton Lodge Veterinary Group Maxwell Road Stevenage Herts
Proposal : Prior Approval for the demolition of former Walton Lodge Veterinary Surgery
Date of Decision : 25.02.26
Decision : **Prior Approval is NOT REQUIRED**
34. Application No : 26/00129/COND
Date Received : 30.01.26
Location : Brent Court Silam Road Stevenage Herts
Proposal : Discharge of conditions 17 (fire hydrants) attached to planning permission reference number 22/00963/FPM
Date of Decision : 12.02.26
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**
35. Application No : 26/00141/COND
Date Received : 05.02.26
Location : 57 Warwick Road Stevenage Herts SG2 0QT
Proposal : Discharge of Conditions 7 (Construction Method Statement) and 8 (Climate Adaptation Measures) attached to planning permission reference number 25/00613/FP
Date of Decision : 27.02.26
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.