

Meeting: Planning and Development
Committee

Agenda Item:

Date: 30 June 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 :	26/00084/COND
	Date Received :	14.01.26
	Location :	Land To The North Of Stevenage Off North Road And Weston Road Stevenage Herts
	Proposal :	Discharge of Condition 12 (Hours of operation non-residential units) attached to planning permission reference number 23/00526/RMM
	Date of Decision :	12.06.26
	Decision :	The discharge of Condition(s)/Obligation(s) is APPROVED

2.	Application No :	26/00167/COND
	Date Received :	18.02.26
	Location :	Land To The North Of Stevenage Off North Road And Weston Road Stevenage Herts
	Proposal :	Discharge of Condition 10 (Phase 1C external plant machinery) attached to planning permission reference number 23/00526/RMM
	Date of Decision :	22.05.26
	Decision :	The discharge of Condition(s)/Obligation(s) is APPROVED

3. Application No : 26/00254/FPH
Date Received : 19.03.26
Location : 52 Grove Road Stevenage Herts SG1 3NU
Proposal : Erection of single storey rear extension
Date of Decision : 16.06.26
Decision : **Planning Permission is GRANTED**

4. Application No : 26/00265/FPH
Date Received : 26.03.26
Location : 28 Compton Place Stevenage Herts SG1 4FN
Proposal : Proposed loft conversion including 4no. rooflights and rear dormer
Date of Decision : 25.05.26
Decision : **Planning Permission is GRANTED**

5. Application No : 26/00270/CLPD
Date Received : 27.03.26
Location : 32 Milestone Close Stevenage Herts SG2 9RR
Proposal : Lawful Development Certificate (Proposed) Single story rear extension
Date of Decision : 22.05.26
Decision : **Certificate of Lawfulness is REFUSED**

For the following reason(s);

1. The proposed single storey rear extension under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 would not constitute permitted development as the application property has had its permitted development rights removed under Condition 13 of Application 2/0316/81 which states that no alteration or extension to any dwelling are permitted without the grant of planning permission by the Local Planning Authority. Therefore, this proposal would require planning permission.

6. Application No : 26/00273/FPH
Date Received : 31.03.26
Location : 13 Tates Way Stevenage Herts SG1 4WP
Proposal : Proposed Garage Conversion
Date of Decision : 26.05.26
Decision : **Planning Permission is GRANTED**

7. Application No : 26/00278/CLEU
Date Received : 01.04.26
Location : Rise Gym 1 - 2 Pond Close Stevenage Herts
Proposal : Lawful development certificate for existing use of gym with unrestricted hours of operation
Date of Decision : 26.05.26
Decision : **Certificate of Lawfulness is APPROVED**

8. Application No : 26/00282/FPH
Date Received : 02.04.26
Location : 17 Tates Way Stevenage Herts SG1 4WP
Proposal : Alterations to fenestration, conversion of existing integral garage and provision of one additional car parking space
Date of Decision : 18.06.26
Decision : **Planning Permission is GRANTED**

9. Application No : 26/00287/FPH
Date Received : 07.04.26
Location : 9 Chancellors Road Stevenage Herts SG1 4AP
Proposal : Single storey detached annexe
Date of Decision : 02.06.26
Decision : **Planning Permission is GRANTED**

10. Application No : 26/00288/FP
Date Received : 08.04.26
Location : 146 Wisden Road Stevenage Herts SG1 5JB
Proposal : Change of use from residential property Use Class (C3) to House of Multiple Occupation Use Class (Sui Generis) comprising no. 6 bedrooms and associated garage conversion.
Date of Decision : 10.06.26
Decision : **Planning Permission is GRANTED**

11. Application No : 26/00291/CLPD
Date Received : 08.04.26
Location : 16 Green Close Stevenage Herts SG2 8BP
Proposal : Lawful development certificate for proposed single storey outbuilding
Date of Decision : 02.06.26
Decision : **Certificate of Lawfulness is APPROVED**

12. Application No : 26/00295/FPH
Date Received : 10.04.26
Location : 43 Ingleside Drive Stevenage Herts SG1 4RP
Proposal : Two storey side and single storey side and rear extensions
Date of Decision : 09.06.26
Decision : **Planning Permission is GRANTED**

13. Application No : 26/00298/FPH
Date Received : 15.04.26
Location : 124 Hydean Way Stevenage Herts SG2 9XP
Proposal : Single storey rear extension
Date of Decision : 09.06.26
Decision : **Planning Permission is GRANTED**

14. Application No : 26/00300/COND
Date Received : 15.04.26
Location : Stevenage Swimming Pool St. Georges Way Stevenage Herts
Proposal : Discharge of conditions 5 (construction drawings of the surface water drainage network); condition 6 (SuDS drainage maintenance and management plan); condition 9 (construction phase surface water plan); including details for the for condition 8 (interim and temporary drainage measures) attached to planning permission reference number 25/00424/FPM
Date of Decision : 29.05.26
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

15. Application No : 26/00302/AD
Date Received : 15.04.26
Location : Land To The North Of Stevenage Weston Road Stevenage Herts
Proposal : 2no. Project signs internally illuminated and 2no. Fascia signs face illuminated
Date of Decision : 22.05.26
Decision : **Advertisement Consent is GRANTED**

16. Application No : 26/00303/AD
Date Received : 15.04.26
Location : Land To The North Of Stevenage Off North Road And Weston Road Stevenage Herts
Proposal : 2no. free-standing totem monolith signs statically illuminated.
Date of Decision : 03.06.26
Decision : **Advertisement Consent is GRANTED**

17. Application No : 26/00308/FP
Date Received : 17.04.26
Location : Argyle House Argyle Way Stevenage Herts
Proposal : The installation of 4no. additional Air Source Heat Pump (ASHP) on the roof of Argyle House
Date of Decision : 10.06.26
Decision : **Planning Permission is GRANTED**

18. Application No : 26/00313/FPH
Date Received : 20.04.26
Location : 69 Basils Road Stevenage Herts SG1 3PU
Proposal : Erection of garden room following removal of existing outbuildings.
Date of Decision : 15.06.26
Decision : **Planning Permission is GRANTED**

19. Application No : 26/00318/NMA
Date Received : 22.04.26
Location : 2 Lintott Close Stevenage Herts SG1 3LZ
Proposal : Non-material amendment to planning permission reference 23/00520/FPH to replace roof and reduce height of central side window
Date of Decision : 22.05.26
Decision : **Non Material Amendment AGREED**

20. Application No : 26/00320/FPH
Date Received : 22.04.26
Location : 10 Southsea Road Stevenage Herts SG1 2PH
Proposal : Ground floor extension to the rear and to the side
Date of Decision : 16.06.26
Decision : **Planning Permission is GRANTED**

21. Application No : 26/00321/TPTPO
Date Received : 22.04.26
Location : 2 Morley Cottages Chells Lane Stevenage Herts
Proposal : Works to tree protected by TPO 69: T1 Walnut reduce crown by 30%
Date of Decision : 10.06.26
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE, THE SUBJECT OF A TREE PRESERVATION ORDER**

22. Application No : 26/00324/AD
Date Received : 23.04.26
Location : Land To The North Of Stevenage Off North Road And Weston Road Stevenage Herts
Proposal : 1no. digital advertisement screen; 2no. internally illuminated roundel signs and 3no. internally illuminated fascia signs
Date of Decision : 22.05.26
Decision : **Advertisement Consent is GRANTED**

23. Application No : 26/00325/FP
Date Received : 23.04.26
Location : Land At Martins Way Stevenage Herts SG1 3BW
Proposal : Construction and operation of a micro energy storage facility
Date of Decision : 16.06.26
Decision : **Planning Permission is GRANTED**

24. Application No : 26/00327/FPH
Date Received : 23.04.26
Location : 48 Valley Way Stevenage Herts SG2 9AF
Proposal : Demolition of an existing garden canopy and timber shed, and the erection of single-storey outbuilding
Date of Decision : 16.06.26
Decision : **Planning Permission is GRANTED**

25. Application No : 26/00328/FPH
Date Received : 23.04.26
Location : 11 Turner Close Stevenage Herts SG1 4AF
Proposal : Two storey side and single storey side and rear extensions
Date of Decision : 12.06.26
Decision : **Planning Permission is GRANTED**

26. Application No : 26/00329/CLPD
Date Received : 24.04.26
Location : 15 Montfitchet Walk Stevenage Herts SG2 7DT
Proposal : Lawful Development Certificate (Proposed) Loft conversion and rear dormer window
Date of Decision : 17.06.26
Decision : **Certificate of Lawfulness is APPROVED**

27. Application No : 26/00333/FP
Date Received : 27.04.26
Location : Tarla Restaurant 23 - 25 Middle Row Stevenage Herts
Proposal : Retention of decking and two plant pots.
Date of Decision : 18.06.26
Decision : **Planning Permission is REFUSED**
For the following reason(s);
1. The decking and plant pots adversely impact on pedestrian safety, hinder the free flow of pedestrian movement, and compromise the functional accessibility of the public highway contrary to Stevenage Borough Council's Local Plan (2019) and Local Plan Review (2024) policies GD1(b) and IT4(a).
2. The decking and plant pots result in less than substantial harm to the significance of the Old Town Conservation Area, a designated heritage asset and this harm is not outweighed by any public benefits given moveable tables and chairs under a pavement licence could be used instead. It is therefore contrary to paragraph 215 of the NPPF (2024), Stevenage Borough Council's Local Plan (2019) and Local Plan Review (2024) policies SP13 and NH10.

28. Application No : 26/00335/TPCA
Date Received : 27.04.26
Location : 1 The Close Rectory Lane Stevenage Herts
Proposal : Reduction of 50% in height and overall crown reduction laterally to 1no. Sycamore tree
Date of Decision : 02.06.26
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**

29. Application No : 26/00339/COND
Date Received : 29.04.26
Location : Land To The North Of Stevenage Off North Road And Weston Road Stevenage Herts
Proposal : Discharge of Condition 5 (Phasing Plan) attached to planning permission reference 23/00215/COND) to reflect amendments to timing and phasing of delivery as agreed via the Deed of Variation to the S106 Agreement (planning application reference 23/00529/S106).
Date of Decision : 03.06.26
Decision : **The discharge of Condition(s)/Obligation(s) is APPROVED**

30. Application No : 26/00343/HPA
Date Received : 04.05.26
Location : 148 Leaves Spring Stevenage Herts SG2 9BG
Proposal : Single storey 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 3m
Date of Decision : 05.06.26
Decision : **Prior Approval is REQUIRED and REFUSED**
For the following reason:
1. The proposed single storey rear extension would extend beyond a wall forming a side elevation of the original dwellinghouse and would have a width greater than half the width of the original dwellinghouse. Therefore, the proposed development would fail to accord with Schedule 2, Part 1, Class A (j) (iii) of the Town and Country Planning (General Permitted Development) (England) Order 2015 and therefore, requires planning permission.

31. Application No : 26/00344/CLPD
Date Received : 04.05.26
Location : 148 Leaves Spring Stevenage Herts SG2 9BG
Proposal : Lawful Development Certificate (Proposed) conversion of the garage and construction of the front porch
Date of Decision : 05.06.26
Decision : **Certificate of Lawfulness is REFUSED**
For the following reason(s);
1. On the basis of the information submitted, the height of the proposed front porch would exceed 3m high. Therefore, the development would fail to accord with Schedule 2, Part 1, Class D(c) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and therefore requires planning permission.

32. Application No : 26/00367/HPA
Date Received : 06.05.26
Location : 8 Claymores Stevenage Herts SG1 3TL
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 5m for which the maximum height will be 3m and the height of the eaves will be 3m
Date of Decision : 10.06.26
Decision : **Prior Approval is NOT REQUIRED**

33. Application No : 26/00383/HPA
Date Received : 11.05.26
Location : 7 King George Close Stevenage Herts SG1 3TB
Proposal : Single storey rear extension which will extend beyond the rear wall of the original house by 5.50 metres, for which the maximum height will be 3 metres and the height of the eaves will be 3 metres.
Date of Decision : 11.06.26
Decision : **Prior Approval is NOT REQUIRED**

34. Application No : 26/00389/FP
Date Received : 14.05.26
Location : 1 Hyde Green Stevenage Herts SG2 9XU
Proposal : Single storey front extension
Date of Decision : 16.06.26
Decision : **Planning Permission is GRANTED**

35. Application No : 26/00404/NMA
Date Received : 21.05.26
Location : Land At Redcar Drive Stevenage Herts SG1 2EN
Proposal : Non material amendment to planning approval 24/00058/FPM to Condition 1 (approved plans)
Date of Decision : 02.06.26
Decision : **Non Material Amendment AGREED**

36. Application No : 26/00446/TPCA
Date Received : 10.06.26
Location : 12 Orchard Road Stevenage Herts SG1 3HE
Proposal : 5-day Notice to reduce Lime tree down to approximately 2.5m high
Date of Decision : 10.06.26
Decision : **CONSENT TO CARRY OUT WORKS TO A TREE IN A CONSERVATION AREA**

BACKGROUND PAPERS

- 1 The application file, forms, plans and supporting documents having the reference number relating to this item. Online copies may be obtained at <https://publicaccess.stevenage.gov.uk/online-applications/>
- 2 The Stevenage Borough Local Plan 2011-2031
<https://www.stevenage.gov.uk/planning-and-building-control/planning-policy/local-plan>
- 3 The Stevenage Borough Local Plan Partial Update 2025
<https://www.stevenage.gov.uk/planning-and-building-control/planning-policy/local-plan-partial-update/submission-to-secretary-of-state>
- 4 Stevenage Borough Council Supplementary Planning Documents: Parking Provision SPD 2025; Design Guidance SPD 2025; Developer Contributions SPD 2025.
<https://www.stevenage.gov.uk/planning-and-building-control/planning-policy/planning-library>
- 5 Hertfordshire County Council Local Transport Plan LTP4 2018-2031
<https://www.hertfordshire.gov.uk/media-library/documents/about-the-council/consultations/ltp4-local-transport-plan-4-complete.pdf>
- 5 Government advice contained in the National Planning Policy Framework 2024 and the Planning Practice Guidance.
https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf
<https://www.gov.uk/government/collections/planning-practice-guidance>
- 7 Representations made by statutory consultees and other interested parties referred to in this report. Online copies can be found on Public Access.