

**Town & Country Planning (Listed Buildings & Buildings in Conservation Areas) Regulations 1990 (as amended) Regulation 5A Development in a Conservation Area**

- 5/2024/2303** New louvre grilles to the front elevation to be incorporated in the shopfront glazing. Shopfront colour changes at **91-93 Victoria Street St Albans**
- 5/2025/0034** Removal of approximately 14m of existing weldmesh and 1.8m tall weldmesh fence and gate and replacement with 2m tall security weldmesh fence and gate with access control. Removal of existing metal gate and replacement with approximately 4m of 2m tall security weldmesh fence adjoining the adjacent new fence above the existing brick wall. Removal of approximately 13m of existing 1.5m tall weldmesh fence including 3 gates and replacement with 2m tall security weldmesh fence and 3 gates with access control. Removal of approximately 75m of existing wire mesh fencing and concrete posts and replacement with 75m of 2.4m tall palisade fence. Installation of approximately 95m of new 2.4m tall palisade fence at **St Dominic Roman Catholic Primary School Southdown Road Harpenden**
- 5/2025/0060** Replacement windows at **42 Chatsworth Court Granville Road St Albans**
- 5/2025/0092** Removal of single glazed timber windows and replacement with double glazed timber windows at **58 Albert Street St Albans**
- 5/2025/0099** Change of use from offices to residential including partial demolition of the existing office building (removal of ground floor) and construction of two semi-detached dwellings with private gardens, associated car parking and landscaping at **The Garden Room Dalton Street St Albans**
- 5/2025/0111** Outline application (all matters reserved) - A mixed-used development comprising approximately 183 new dwellings (Class C3), up to 579sqm of workspace (Class E(c), E(g)), up to 410sqm of community space (Class F2(a), F2(b), F2(b) and up to 265sqm café (Class E(b)), along with approximately 14ha of open space, associated access and routes, hard and soft landscaping and car and cycle parking at **Land Bounded By The Rivers Colne And Ver And Radlett Road Frogmore St Albans**
- 5/2025/0169** Replacement of external ATM at **10-12 St Peters Street St Albans**
- 5/2025/0238** Variation of Condition 2 (approved plans) to allow alteration to the approved panel fixing system of planning application 5/2024/1515 dated 05/11/2024 for Installation of solar PV panels to pitched roof at **Harpenden Leisure Centre Rothamsted Park Leyton Road Harpenden**
- 5/2025/0242** New roof finishes, new timber framed windows to existing openings, over cladding and thermal upgrades to walls to the existing extension. Replacement windows to rear elevation of original building. Replacement lime render to side elevation. New kitchen and internal finishes to extension. New rooflight lantern to extension roof at **37 Fishpool Street St Albans**
- 5/2025/0248** New gates and signage at **Queens House 58 Victoria Street St Albans**
- 5/2025/0250** Demolition of the existing house and construction of a new single storey replacement dwelling with accommodation within the roofspace at **The Castle School Lane Bricket Wood**
- 5/2025/0256** Change of use of building back to residential C3 from commercial E. No external alterations to the building are proposed. The building will meet new thermal requirements at **The Crescent 19 Russell Avenue St Albans**

**Town & Country Planning (Listed Buildings & Buildings in Conservation Areas) Regulations 1990 (as amended) 2010 Regulation 5 Development affecting Listed Buildings**

- 5/2025/0270** Listed Building Consent - Replacement of external ATM at **10-12 St Peters Street St Albans**
- 5/2025/0327** Listed Building consent - New roof finishes, new timber framed windows to existing openings, over cladding and thermal upgrades to walls to the existing extension. Replacement windows to rear elevation of original building. Replacement lime render to side elevation. New kitchen and internal finishes to extension. New rooflight lantern to extension roof at **37 Fishpool Street St Albans**
- 5/2025/0381** Discharge of Condition 4 (samples of the materials) of Listed Building consent 5/2023/0909 dated 14/05/2024 for Listed Building consent - Extensions and alterations to include first floor rear extension, ground floor rear extensions, rear basement, replacement garage, replacement pool house, repair of Donkey Wheel and Well House, alterations to openings and internal alterations at **Annables Manor Annables Lane Kinsbourne Green Harpenden**

**Town & Country Planning Act 1990 (as amended) Town & Country Planning (Development Management Procedure) Order 2015 (as amended) Departure from the Development Plan**

- 5/2024/2271** Hybrid planning application comprising: (1) Full planning application for the relocation and replacement of existing playing fields and erection of pavilion annex; and (2) Outline planning application (access sought) for the construction of up to 1000 new homes (Use Class C3) to include a mix of market housing, affordable housing, age restricted specialist accommodation for the elderly, adult disability service units; a care home (Use Class C2); a local centre (Use Classes E and F); a primary school (Use Class F); the laying out of green infrastructure including habitat creation; drainage infrastructure; earthworks; pedestrian and cycle routes; new means of access and alterations to existing accesses at **Land Off Sandridgebury Lane And Between The Railway And Harpenden Road St Albans**
- 5/2025/0061** Single storey rear and two storey side extension, new front porch, new front dormer window and alterations to openings to the existing dwelling, the sub-division of the plot and construction of two semi-detached dwellings with new accesses, new cycle store, associated parking and landscape works at **58 Oaklands Lane Smallford St Albans**
- 5/2025/0111** Outline application (all matters reserved) - A mixed-used development comprising approximately 183 new dwellings (Class C3), up to 579sqm of workspace (Class E(c), E(g)), up to 410sqm of community space (Class F2(a), F2(b), F2(b) and up to 265sqm café (Class E(b)), along with approximately 14ha of open space, associated access and routes, hard and soft landscaping and car and cycle parking at **Land Bounded By The Rivers Colne And Ver And Radlett Road Frogmore St Albans**
- 5/2025/0236** Application to discharge Section 106 obligation - Self-Build and Custom Housebuilding Scheme in accordance with Schedule 1 Part 5.1 of Section 106 Agreement dated 21/05/2021 relating to outline planning permission 5/2020/1992 allowed at appeal dated 14/06/2021 for Construction of up to 100 dwellings together with all ancillary works at **Land Between Bullens Green Lane And Roestock Lane Colney Heath St Albans**

**Town & Country Planning Act 1990 (as amended) Town & Country Planning (Development Management Procedure) Order 2015 (as amended) Development Affecting a Right of Way**

- 5/2024/2271** Hybrid planning application comprising: (1) Full planning application for the relocation and replacement of existing playing fields and erection of pavilion annex; and (2) Outline planning application (access sought) for the construction of up to 1000 new homes (Use Class C3) to include a mix of market housing, affordable housing, age restricted specialist accommodation for the elderly, adult disability service units; a care home (Use Class C2); a local centre (Use Classes E and F); a primary school (Use Class F); the laying out of green infrastructure including habitat creation; drainage infrastructure; earthworks; pedestrian and cycle routes; new means of access and alterations to existing accesses at **Land Off Sandridgebury Lane And Between The Railway And Harpenden Road St Albans**
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**Town & Country Planning Act 1990 (as amended) Town & Country Planning (Development Management Procedure) Order 2015 (as amended) Development of Major Significance**

- 5/2024/2271** Hybrid planning application comprising: (1) Full planning application for the relocation and replacement of existing playing fields and erection of pavilion annex; and (2) Outline planning application (access sought) for the construction of up to 1000 new homes (Use Class C3) to include a mix of market housing, affordable housing, age restricted specialist accommodation for the elderly, adult disability service units; a care home (Use Class C2); a local centre (Use Classes E and F); a primary school (Use Class F); the laying out of green infrastructure including habitat creation; drainage infrastructure; earthworks; pedestrian and cycle routes; new means of access and alterations to existing accesses at **Land Off Sandridgebury Lane And Between The Railway And Harpenden Road St Albans**
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**Town & Country Planning Act 1990 (as amended) Town & Country Planning (Development Management Procedure) Order 2015 (as amended) Application Accompanied by an Environmental Statement**

- 5/2024/2271** Hybrid planning application comprising: (1) Full planning application for the relocation and replacement of existing playing fields and erection of pavilion annex; and (2) Outline planning application (access sought) for the construction of up to 1000 new homes (Use Class C3) to include a mix of market housing, affordable housing, age restricted specialist accommodation for the elderly, adult disability service units; a care home (Use Class C2); a local centre (Use Classes E and F); a primary school (Use Class F); the laying out of green infrastructure including habitat creation; drainage infrastructure; earthworks; pedestrian and cycle routes; new means of access and alterations to existing accesses at **Land Off Sandridgebury Lane And Between The Railway And Harpenden Road St Albans**
- To view plans and application forms and submit your comments see our website at: <<https://www.stalbans.gov.uk/>>**
- You can also visit the Council Offices to view the application and documents at the Civic Centre St Peters Street St Albans Hertfordshire AL1 3JE Monday - Thursday 9.00am - 5.00pm and Friday 9.00am - 4.30pm.
- Comments may be made in writing to the Development Management Team, quoting the reference number, not later than 05/04/2025 (23 days after publication date). Please note your correspondence will be available for inspection by the public and a redacted version (without signature, email or telephone number) will be published on the website. Any comments that you make about this proposal will be copied to the Planning Inspectorate in the event of an appeal and will also be published on their website. In the event of an appeal on a householder application (or a minor commercial or advertisement application, which is to be dealt with by written representations), any comments you have made will also be sent to the Planning Inspectorate but there will be no further opportunity to comment at appeal stage.
- The Council gives warning pursuant to its powers under Section 225 of the Town and Country Planning Act 1990, that it will remove or obliterate any sign advertisement illegally displayed within the administrative boundaries of St Albans City & District Council.
- The deadline date to call the application in to Committee is published on the weekly list on which the application appears. Please see <<https://www.stalbans.gov.uk/applications-decisions-and-appeals>>

13th March 2025

**Amanda Foley**  
 Chief Executive

The Environmental Statement is available to purchase from LRM Planning Limited, 22 Cathedral Road, Cardiff, CF11 9LJ, for a cost of £150. A version can be provided on USB for a cost of £5. The Non-Technical Summary is available free of charge.

## Council Tax 2025-26

St Albans City and District Council (The Billing Authority), in accordance with Section 30(2) of the Local Government Finance Act 1992 has set the following amounts of Council Tax for the financial year 2025-26 for each of the categories (Bands) shown below. The amounts shown include charges for Hertfordshire County Council, the Police and Crime Commissioner for Hertfordshire, St Albans City and District Council and Town and Parish Councils.

Parish	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
St Alban City	£1504.76	£1755.54	£2006.35	£2257.13	£2758.72	£3260.30	£3761.89	£4514.26
Colney Heath	£1588.93	£1853.75	£2118.59	£2383.40	£2913.05	£3442.70	£3972.33	£4766.80
Harpenden Rural	£1509.48	£1761.05	£2012.65	£2264.22	£2767.39	£3270.55	£3773.70	£4528.44
London Colney	£1569.92	£1831.57	£2093.24	£2354.88	£2878.19	£3401.50	£3924.80	£4709.76
Redbourn	£1572.76	£1834.87	£2097.02	£2359.13	£2883.39	£3407.63	£3931.89	£4718.26
St Michael	£1499.41	£1749.30	£1999.22	£2249.11	£2748.92	£3248.72	£3748.52	£4498.22
St Stephen	£1562.95	£1823.43	£2083.94	£2344.42	£2865.41	£3386.39	£3907.37	£4688.84
Sandridge	£1542.78	£1799.90	£2057.05	£2314.17	£2828.44	£3342.70	£3856.95	£4628.34
Wheathampstead	£1567.41	£1828.64	£2089.89	£2351.11	£2873.58	£3396.05	£3918.52	£4702.22
Harpenden Town	£1561.71	£1821.99	£2082.29	£2342.57	£2863.15	£3383.72	£3904.28	£4685.14