

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

**5/2023/0327** Outline application (access sought) - Construction of up to 550 dwellings including circa. 130 Class C2 integrated retirement homes, 40% affordable housing, early years setting, public open space, allotments and publicly accessible recreation space including junior sport pitches (Amended plans received) **at Land at Cooters End Lane and Ambrose Lane Harpenden**

**5/2024/1387** Installation of a dropped kerb and handstanding for driveway **at 68 Langley Grove Sandridge**

**5/2024/1805** Loft conversion with rear dormer and front rooflights **at 33 Pageant Road St Albans**

**5/2024/1879** Variation of Conditions 1 (development start), 2 (approved plans), 3 (design & access statement and daylight & sunlight assessment), 12 (written scheme of archaeological works) and 32 (obscure glazing) of planning permission 5/2020/2978 dated 16/12/2021 Change of use of first floor and part of ground floor from Class E(a)(retail) to Class C3 (residential) and construction of two additional storeys to create 20 dwellings comprising of 4 studio flats, 9 one bedroom and 7 two bedroom, retention of existing ground floor retail unit (Class E(a)) and change of use of basement to flexible retail/leisure use (Class E(a)/Class E(d)) and alterations to openings (resubmission following refusal of 5/2020/0278) **at 67 St Peters Street St Albans**

**5/2024/2042** Construction of a new garden wall replacing and existing timber fence construction of a new garden building **at 24 Douglas Road Harpenden**

**5/2024/2135** Minor changes to address water ingress into the building, including replacing two rooflights and roof coverings, and associated repairs. It also addresses safety concerns for the fire escape stair on the south **at St Albans Museum And Gallery Town Hall St Peters Street St Albans**

**5/2024/2139** Single storey rear extension with rooflights following removal of existing conservatory, and loft conversion with roof lights to rear roof slope **at 6 Lodge Gardens Harpenden**

**5/2024/2166** Demolition of the garage and construction of part single, part two storey rear and side extension and loft conversion with roof lights and rear dormers, including alterations to openings and solar panels **at 9 Stewart Road Harpenden**

**Town & Country Planning (Listed Buildings & Buildings in Conservation Areas)**

**Regulations 1990 (as amended) 2010 Regulation 5 Development affecting Listed Buildings**

**5/2024/2224** Listed building consent - Minor changes to address water ingress into the building, including replacing two rooflights and roof coverings, and associated repairs. It also addresses safety concerns for the fire escape stair on the south **at St Albans Museum And Gallery Town Hall St Peters Street St Albans**

**Town & Country Planning Act 1990 (as amended) Town & Country Planning (Development Management Procedure) Order 2015 (as amended) Development of Major Significance**

**5/2023/0327** Outline application (access sought) - Construction of up to 550 dwellings including circa. 130 Class C2 integrated retirement homes, 40% affordable housing, early years setting, public open space, allotments and publicly accessible recreation space including junior sport pitches (Amended plans received) **at Land at Cooters End Lane and Ambrose Lane Harpenden**

**5/2024/1284** Approval of Reserved Matters (appearance, landscaping, layout, scale) of outline planning permission 5/2021/0423 dated 12/01/2022 for Residential development of up to 150 dwellings together with all associated works **at Land to Rear of 112-156b Harpenden Road St Albans**

**5/2024/1879** Variation of Conditions 1 (development start), 2 (approved plans), 3 (design & access statement and daylight & sunlight assessment), 12 (written scheme of archaeological works) and 32 (obscure glazing) of planning permission 5/2020/2978 dated 16/12/2021 Change of use of first floor and part of ground floor from Class E(a)(retail) to Class C3 (residential) and construction of two additional storeys to create 20 dwellings comprising of 4 studio flats, 9 one bedroom and 7 two bedroom, retention of existing ground floor retail unit (Class E(a)) and change of use of basement to flexible retail/leisure use (Class E(a)/Class E(d)) and alterations to openings (resubmission following refusal of 5/2020/0278) **at 67 St Peters Street St Albans**

**5/2024/2084** Variation of Conditions 1 (Reserved Matters details) and 29 (Ecological Management Plan) of planning permission 5/2020/2041 dated 10/08/2022 for Variation of Condition 21 (completion of road works) of planning permission 5/2014/3250 allowed on appeal dated 30/06/2016 for Outline planning application for the redevelopment of the site to provide up to 129 new building dwellings and garaging (Class C3) with access via Smug Oak Lane following demolition of existing buildings. Refurbishment and extension (including new roof structure) of the Old Lodge to provide a single dwelling and refurbishment and extension of Hanstead House to provide 8 dwellings and garaging (Class C3) with access via Smug Oak Lane (total number of dwellings 138) All matters reserved except for access (resubmission following refusal of 5/2013/2119) **at Hanstead Park Smug Oak Lane Bricket Wood**

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

**5/2023/0327** Outline application (access sought) - Construction of up to 550 dwellings including circa. 130 Class C2 integrated retirement homes, 40% affordable housing, early years setting, public open space, allotments and publicly accessible recreation space including junior sport pitches (Amended plans received) **at Land at Cooters End Lane and Ambrose Lane Harpenden**

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

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**5/2024/1284** Approval of Reserved Matters (appearance, landscaping, layout, scale) of outline planning permission 5/2021/0423 dated 12/01/2022 for Residential development of up to 150 dwellings together with all associated works **at Land to Rear of 112-156b Harpenden Road St Albans**

**5/2024/2056** Permission in Principle - Construction of up to six affordable residential units with access, footpath connection and associated works **at Former Waterdell Nurseries Chequers Lane Garston**

**Town & Country Planning (Development Management Procedure) Order 2010 (as amended) and Part 3 of the Wildlife and Countryside Act 1981 Development That May Affect a Public Right of Way**

Demolition of existing gym building and store and shed structures and construction of a training café building for young people with Special Education Needs and Disabilities (Class E), alterations to existing school farm together with ancillary storage containers and animal shelters, new landscaped courtyard, further landscape and habitat enhancements, cycle and car parking and refuse provision at St Lukes School Crouch Hall Lane Redbourn

**Town & Country Planning Act 1990 (as amended) Town & Country Planning (Development Management Procedure) Order 2015 (as amended) Application Accompanied by an Environmental Statement**

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**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 25/01/2025 (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>>

2nd January 2025

**Amanda Foley**

**Chief Executive**