

**ST ALBANS DISTRICT COUNCIL TECHNICAL APPLICATION WEEKLY LIST  
REGISTERED WEEK ENDING 28/02/2025**

**Application No:** 5/2025/0310      **Ward:** Batchwood      **Area:** C

**Proposal:** Prior Notification - Single storey rear extension 3.3m in height x 6.0m in depth with 3.0m height to eaves at 146 Green Lane St Albans Hertfordshire AL3 6EU

**Applicant:**

Mr J Soanes  
146 Green Lane St Albans  
Hertfordshire AL3 6EU

**Agent:**

Mr Steven Johnston Divine Design  
Consultants Ltd  
49 Queens Crescent St Albans Hertfordshire  
AL4 9QQ

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0310>

**Application No:** 5/2025/0237      **Ward:** Bernards Heath      **Area:** C

**Proposal:** Prior Notification - Single storey rear extension - 6m depth x 2.85 in height x 2.65m in height to the eaves at 44 Seymour Road St Albans Hertfordshire AL3 5HW

**Applicant:**

Mr M Ainsworth  
Hertfordshire AL3 5HW

**Agent:**

Mr Steven Johnston Divine Design  
Consultants Ltd  
49 Queens Crescent St Albans Hertfordshire  
AL4 9QQ

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0237>

**Application No:** TP/2025/0086      **Ward:** Bernards Heath

**Proposal:** Species Location T1 Birch Rear garden Goals: ??? Crown reduction down to a standing height of approximately 8.0 metres and reshape spread pruning back to suitable growth points to leave a balanced crown. at 140 Sandridge Road St Albans Hertfordshire AL1 4AP

**Applicant:**

Mr & Mrs Kennedy  
140 Sandridge Road St Albans  
Hertfordshire AL1 4AP

**Agent:**

Bartlett Tree Experts  
Coursers Farm Coursers Road Colney Heath  
Hertfordshire AL4 0PG

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0086>

## ST ALBANS DISTRICT COUNCIL TECHNICAL APPLICATIONS

**Application No:** TP/2025/0088      **Ward:** Bernards Heath

**Proposal:** Reduce and shape the three Cypress trees in the front garden by approximately 30%. Reduce and shape the Cypress tree in the right-hand-side border near the garage by approximately 30%. The reason for the above work is to allow more light into the garden and property, limit the encroachment over the footpath and for general maintenance. This is a very similar request to application: Planning Application TP/2016/0409 Reduce the Lime tree in the front-right-hand-side of the garden to where it has been done most recently (30%). This is to allow more light to the garden, limit the interference with the neighbouring property and for general maintenance. This is a similar application to: Planning Application TP/2022/0173, but is to the previous points, not 1m below. Reduce the Yew tree in the front-right-hand-side of the front garden to as close to ground level as possible. This is to allow more light to the garden, limit any interference with the neighbouring property and allow the other, more manageable, shrubs in the same area to prosper. at 16a Hillside Road St Albans Hertfordshire AL1 3QL

**Applicant:**  
Harris  
16 A Hillside Road St Albans  
Hertfordshire AL1 3QL

**Agent:**  
St Albans Trees & Gardens Ltd  
32 Furse Avenue St Albans Hertfordshire  
AL4 9NE

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0088>

**Application No:** 5/2025/0284      **Ward:** Clarence      **Area:** C

**Proposal:** Certificate of Lawfulness (proposed) - Loft conversion with rear dormer extension and rooflights within permitted development rights at 13 Cape Road St Albans Hertfordshire AL1 5DJ

**Applicant:**  
Mrs L Deacon  
13 Cape Road St Albans Hertfordshire  
AL1 5DJ

**Agent:**  
Mr Terry White White Architecture  
5 Woodlands Court Hoddesdon Hertfordshire  
EN11 0QE

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0284>

**Application No:** 5/2025/0295      **Ward:** Clarence      **Area:** C

**Proposal:** Certificate of Lawfulness (proposed) - Loft conversion with roof dormer extension at 285 Camp Road St Albans Hertfordshire AL1 5NR

**Applicant:**  
Mr Bush  
285 Camp Road St Albans  
Hertfordshire AL1 5NR

**Agent:**  
Mr Kevin Woon KCG Partnership Ltd  
9 Oaklands Avenue Hatfield Hertfordshire  
AL9 7UH

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0295>

**ST ALBANS DISTRICT COUNCIL TECHNICAL APPLICATIONS**

**Application No:** 5/2025/0274

**Ward:** Colney Heath

**Area:** S

**Proposal:** Discharge of Condition 5 (speed reduction scheme - TRO) of 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 Hertfordshire

**Applicant:**

Mr Jake Kirby Taylor Wimpey South  
Midlands  
Newton House 2 Sark Drive Newton  
Leys Milton Keynes MK3 5SD

**Agent:**

Mr Jake Kirby Taylor Wimpey South Midlands  
Newton House 2 Sark Drive Newton Leys  
Milton Keynes MK3 5SD

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0274>

---

**Application No:** 5/2025/0306

**Ward:** Harpenden South

**Area:** N

**Proposal:** Discharge of Condition 21 (On-site parking provision) of planning permission 5/2022/2735 dated 21/03/2024 for Demolition of existing buildings and construction of 75 bed care home with associated parking and amenity space, alterations to access and associated works - ADDITIONAL AND AMENDED INFORMATION at 22-24 Grove Road Harpenden Hertfordshire

**Applicant:**

RDT Architects Ltd  
1 Harrier Court Woodside Road Lower  
Woodside Bedfordshire LU1 4DQ

**Agent:**

Mr Cheten Chauhan RDT Architects  
1 Harrier Court Woodside Road Lower  
Woodside Luton Bedfordshire LU1 4DQ

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0306>

---

**Application No:** 5/2025/0307

**Ward:** Harpenden South

**Area:** N

**Proposal:** Discharge of Condition 22 (EV and Cycle Parking) of planning permission 5/2022/2735 dated 21/03/2024 for Demolition of existing buildings and construction of 75 bed care home with associated parking and amenity space, alterations to access and associated works - ADDITIONAL AND AMENDED INFORMATION at 22-24 Grove Road Harpenden Hertfordshire

**Applicant:**

RDT Architects Ltd  
1 Harrier Court Woodside Road Lower  
Woodside Bedfordshire LU1 4DQ

**Agent:**

Mr Cheten Chauhan RDT Architects  
1 Harrier Court Woodside Road Lower  
Woodside Luton Bedfordshire LU1 4DQ

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0307>

---

**ST ALBANS DISTRICT COUNCIL TECHNICAL APPLICATIONS**

**Application No:** 5/2025/0308

**Ward:** Harpenden South

**Area:** N

**Proposal:** Discharge of Conditions 3 (matching materials) and 4 (dormer details) of planning permission 5/2024/1008 dated 5/8/2024 for Variation of Condition 2 (approved plans) to add rear juliette balconies and rear gable roof, removal of the front dormer window, alterations to brickwork finish and alterations to openings of planning permission 5/2022/2627 dated 22/03/2023 for Single storey side and rear extension, conversion of garage to habitable accommodation, extension to loft with front and side dormer windows, alterations to openings with addition of juliette balconies, roof alterations to main roof and car port, new external cladding, render and boundary fence, removal of chimney stack, associated landscaping works at 71a West Common Harpenden Hertfordshire AL5 2LD

**Applicant:**  
Mr P Elsey  
C/o Agent

**Agent:**  
Mr Matthew Briffa Briffa Phillips Architects  
19-21 Holywell Hill St Albans Hertfordshire  
AL1 1EZ

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0308>

---

**Application No:** TP/2025/0083

**Ward:** Harpenden South

**Proposal:** T1 Macrocarpa - Fell at 21 West Common Grove Harpenden Hertfordshire AL5 2AT

**Applicant:**  
Mr Dennis  
21 West Common Grove Harpenden  
Hertfordshire AL5 2AT

**Agent:**  
Franks Forestry Ltd  
64 Dalkeith Road Harpenden Hertfordshire  
AL5 5PW

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0083>

---

**Application No:** TP/2025/0087

**Ward:** Harpenden West

**Proposal:** G1 & T2 Leylandii Group and 1 Silver Birch - Reduce back lateral growth to the boundary approx facing number 27 Morton Avenue at 25 Moreton Avenue Harpenden Hertfordshire AL5 2EU

**Applicant:**  
Mrs Lucas  
25 Moreton Avenue Harpenden  
Hertfordshire AL5 2EU

**Agent:**  
Franks Forestry Ltd  
64 Dalkeith Road Harpenden Hertfordshire  
AL5 5PW

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0087>

---

**ST ALBANS DISTRICT COUNCIL TECHNICAL APPLICATIONS**

**Application No:** TP/2025/0090      **Ward:** Harpenden West

**Proposal:** T1 Silver Birch (significant lean towards the house and decay showing at 2m since the Ivy has been removed) This tree has been condemned. - Fell 5 DAY NOTICE REQUIRED at 4 Eliot Place Harpenden Hertfordshire AL5 5PE

**Applicant:**  
Mr Jackson  
4 Eliot Place Harpenden Hertfordshire  
AL5 5PE

**Agent:**  
Franks Forestry Ltd  
64 Dalkeith Road Harpenden Hertfordshire  
AL5 5PW

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0090>

---

**Application No:** 5/2025/0311      **Ward:** Hill End      **Area:** S

**Proposal:** Certificate of Lawfulness (proposed) - Proposed hip to gable at 15 Ashley Road St Albans Hertfordshire AL1 5DA

**Applicant:**  
Mr & Mrs P Kazantzis  
15 Ashley Road St Albans  
Hertfordshire AL1 5DA

**Agent:**  
Mr Steven Johnston Divine Design  
Consultants Ltd  
49 Queens Crescent St Albans Hertfordshire  
AL4 9QQ

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0311>

---

**Application No:** 5/2025/0298      **Ward:** London Colney      **Area:** S

**Proposal:** Certificate of Lawfulness (proposed) - Insertion of rear dormer window to facilitate loft conversion to habitable accommodation. Insertion of rooflight to front roofslope. Summerhouse outbuilding to rear garden at 44 Five Acres London Colney Hertfordshire AL2 1JD

**Applicant:**  
Mr & Mrs Hewitt  
44 Five Acres London Colney  
Hertfordshire AL2 1JD

**Agent:**  
Mr David Hewitt Langley Planning & Design  
Ltd  
Copse Farm House Brookshill Drive Harrow  
Hertfordshire HA3 6SB

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0298>

---

**ST ALBANS DISTRICT COUNCIL TECHNICAL APPLICATIONS**

**Application No:** 5/2025/0278

**Ward:** Park Street

**Area:** S

**Proposal:** Discharge of Conditions 13 (sustainable surface water drainage scheme) and 14 (implementation, maintenance and management of the sustainable drainage scheme) of planning permission 5/2024/0142 dated 21/01/2025 for Variation of condition 2 (approved plans) to allow adjustments to the layout and roof profile of the central Assisted Living building and changes to the fenestration and detailing of both the Assisted Living building as well as some of the care bungalows and alterations to the site access of planning permission 5/2023/0811 dated 28/07/2023 for Variation of Condition 2 (approved plans) to allow alterations to the roof profile of the central part of the Assisted Living building, and alterations to the layout, fenestration and detailing of the Assisted Living building and some of the care bungalows for 5/2020/3022 allowed on appeal dated 31/01/2022 for Demolition of all existing buildings, structures and hardstanding and redevelopment of the site to provide a new retirement community comprising 80 assisted living apartments with community facilities and 44 bungalows together with associated access, bridleway extension, landscaping, amenity space, car parking and associated and ancillary works at Land To Rear Of Burston Garden Centre North Orbital Road Chiswell Green St Albans Hertfordshire

**Applicant:**

Mr M Curry St Albans Trustees I Ltd  
And St Albans Trustees II Ltd  
112-116 New Oxford Street London  
WC1A 1HH

**Agent:**

Mr David Phillips DPV Consult  
20 Clyde Road London N22 7AE

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0278>

---

**Application No:** 5/2025/0277

**Ward:** Redbourn

**Area:** N

**Proposal:** Certificate of Lawfulness (proposed) - Replacement of existing timber back door with composite equivalent and replacement of existing windows with UPVC double glazed windows to replicate existing style, utilising the same design to remain sympathetic to the original window design at 8 Shafford Cottages Redbourn Road St Albans Hertfordshire AL3 6LB

**Applicant:**

The Childwick Trust  
9 Childwick Green Childwickbury St  
Albans Hertfordshire AL3 6JJ

**Agent:**

Mr Darren Stanbridge Chappells Land &  
Property LLP  
Future Business Centre Kings Hedges Road  
Cambridge Cambridgeshire CB4 2HY

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0277>

---

**ST ALBANS DISTRICT COUNCIL TECHNICAL APPLICATIONS**

**Application No:** TP/2025/0061      **Ward:** Redbourn

**Proposal:** Seven trees (Trees 3 - 9) to be removed, as set out in Arb Report IFS-LVI-SUB-24-0112059.pdf We wish to engage a tree surgeon to carry out the work, removing as far to the ground as is feasible. The trees are located immediately on the left as you enter the churchyard from Hemel Hempstead Road. at St Marys Church Church End Redbourn Hertfordshire

**Applicant:**  
P Vernon St Mary's Church Office  
45A Church End Redbourn St Albans  
Hertfordshire AL3 7DU

**Agent:**  
P Vernon St Mary's Church Office  
Redbourn St Albans Hertfordshire AL3 7DU

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0061>

---

**Application No:** 5/2025/0318      **Ward:** Sandridge & Wheathampstead      **Area:** N

**Proposal:** Discharge of Conditions 10 (water), 11 (surface water drainage scheme) and 12 (construction management plan) of planning permission 5/2023/2024 dated 16/08/2024 for Outline application (access sought)- Construction of nine shared ownership dwellings comprising three, three-bedroom detached chalet bungalows, two, three-bedroom end of terrace houses and four, two-bedroom terrace houses at The Cherry Trees Indian Restaurant 261 Lower Luton Road Wheathampstead Hertfordshire AL4 8HW

**Applicant:**  
Mr M Lee Lanchester Land & Planning  
Ltd  
C/o Agent

**Agent:**  
Mr Craig Nixon Phillips Planning Services Ltd  
Kingsbrook House 7 Kingsway Bedford  
Bedfordshire MK42 9BA

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0318>

---

**Application No:** 5/2025/0329      **Ward:** Sandridge & Wheathampstead      **Area:** N

**Proposal:** Prior Approval - Conversion of agricultural building to 4 dwellinghouses (use Class C3) including associated building operations reasonably necessary to convert the building at Four Oaks Farm Bower Heath Harpenden Hertfordshire AL5 5FG

**Applicant:**  
Mr J Franks Four Oaks Agriculture  
Four Oaks Farm Bower Heath  
Harpenden Hertfordshire AL5 5FG

**Agent:**  
Mr Frazer Hickling Phillips Planning Services  
Ltd  
Kingsbrook House 7 Kingsway Bedford  
Bedfordshire MK42 9BA

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0329>

---

**ST ALBANS DISTRICT COUNCIL TECHNICAL APPLICATIONS**

**Application No:** 5/2025/0275

**Ward:** Sopwell

**Area:** S

**Proposal:** Certificate of Lawfulness (proposed) - Single storey 3m deep rear extension with monopitch roof at 19 Berners Drive St Albans Hertfordshire AL1 2HZ

**Applicant:**

Mr A Hill  
19 Berners Drive St Albans  
Hertfordshire AL1 2HZ

**Agent:**

Mr David Stillwell DRS Consulting Services  
102 Crib Street Ware Hertfordshire SG12  
9HG

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0275>

---

**Application No:** 5/2025/0296

**Ward:** Sopwell

**Area:** S

**Proposal:** Certificate of Lawfulness (proposed) - Reconstruction of a garage on the existing slab that supported the historic garage; the proposed garage would have the similar floor area as the historic structure. There would be no change to existing access, and no extension of the hard standing area. The proposed garage would not exceed 2.5m in height. The garage would not constitute more than 50% of the total curtilage, would not sit proud of the front (principal) elevation of the residential building and for clarity, the surrounding buildings are not listed. The garage structure will likely be constructed of prefabricated concrete panels to form the enclosing walls, with bricks and an 'up and over' door on the front elevation to allow for vehicular access at 99 Tavistock Avenue St Albans Hertfordshire AL1 2NL

**Applicant:**

Mr J Nicholes  
99 Tavistock Avenue St Albans  
Hertfordshire AL1 2NL

**Agent:**

Mr Rory Hollings Dalcour Maclaren  
Briarlands Office Park Rudgeway Bristol  
BS35 3QH

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0296>

---

**Application No:** 5/2025/0279

**Ward:** St Peters

**Area:** C

**Proposal:** Non Material Amendment - Addition of 600 x 600 roof window in flat roof, amended position of stair rooflight and patio doors to rear elevation ground floor in lieu of existing windows and french door of planning permission 5/2024/0736 dated 04/11/2024 for Replacement and extension of existing roof to create additional bedroom and installation of roof lights at 6 Wetherall Mews St Albans Hertfordshire AL1 1AS

**Applicant:**

Ms G Lyon  
6 Wetherall Mews St Albans  
Hertfordshire AL1 1AS

**Agent:**

Mr Paul Brignell B L Architecture & Design  
5 Chequers Cottages Chequers Lane  
Preston Hertfordshire SG4 7TY

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0279>

---



**ST ALBANS DISTRICT COUNCIL TECHNICAL APPLICATIONS**

**Application No:** 5/2025/0297

**Ward:** St Peters

**Area:** C

**Proposal:** Certificate of Lawfulness (proposed) - Erection of an oak framed garage and outdoor barbeque area. There will be no need alter the existing access from the road and no need to create any new hardstandings. The roof will be grey coated zinc. The run off from the roof will be directed in to a new soakaway at 60 Verulam Road St Albans Hertfordshire AL3 4DH

**Applicant:**

Mr N Howes  
60 Verulam Road Mill pond cross  
Tuckenhay St Albans Hertfordshire AL3  
4DH

**Agent:**

Mr N Howes  
Mill pond cross Tuckenhay St Albans  
Hertfordshire AL3 4DH

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0297>

---

**Application No:** 5/2025/0299

**Ward:** St Peters

**Area:** C

**Proposal:** Certificate of Lawfulness (proposed) - The building will be of wood construction with a wood and zinc roof. The building will be sat on a 150mm concrete slab. The rainwater off from the roof will be directed into a new soakaway constructed in accordance with building control regulations. No new access will be required from the highway at 60 Verulam Road St Albans Hertfordshire AL3 4DH

**Applicant:**

Mr N Howes  
60 Verulam Road Mill pond cross  
Tuckenhay St Albans Hertfordshire AL3  
4DH

**Agent:**

Mr N Howes  
Mill pond cross Tuckenhay St Albans  
Hertfordshire AL3 4DH

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0299>

---

**Application No:** 5/2025/0282

**Ward:** St Stephen

**Area:** S

**Proposal:** Discharge of Condition 8 (existing and proposed levels) of planning permission 5/2023/2191 dated 27/09/2024 for Demolition of existing bungalow and construction of a new single storey dwelling with habitable roof space, and three further two storey dwellings on land to the rear with new access road, associated landscaping and off street parking, alterations to existing crossovers at 30 Tippendell Lane Chiswell Green St Albans Hertfordshire AL2 3HL

**Applicant:**

Mr Smith Westfields Homes Ltd  
30 Tippendell Lane Chiswell Green St  
Albans Hertfordshire AL2 3HL

**Agent:**

Mr Smith Westfields Homes Ltd  
30 Tippendell Lane Chiswell Green St Albans  
Hertfordshire AL2 3HL

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0282>

---

**ST ALBANS DISTRICT COUNCIL TECHNICAL APPLICATIONS**

**Application No:** TP/2025/0084      **Ward:** Verulam

**Proposal:** I wish to fell the Rowan tree in the position shown on the attached sketch plan. The tree died a few years ago, and the branches have now become very brittle, breaking off in the wind. at 2 Fryth Mead St Albans Hertfordshire AL3 4TN

**Applicant:**  
Miss J Batey  
Fryth Mead St Albans Hertfordshire  
AL3 4TN

**Agent:**  
Miss J Batey  
2 Fryth Mead St Albans Hertfordshire AL3  
4TN

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F0084>

---

**EXPLANATORY NOTE:** The Local Planning Authority must determine any prior approval notification within a 42 day time period (householders) or a 56 day time period (changes of use). Failure to do so results in an approval being granted automatically. Non Material Amendment applications should be determined within 28 days.

These notifications are a matter of law and are assessed solely against the relevant part of planning legislation. The law only allows consideration of a small, limited number of technical matters.

In the case of tree work Conservation Area Notice applications, these must be determined within 6 weeks after receipt date as approval exists by default after this Notice period. Conservation Area Notices can only be refused if the Council serves a Tree Preservation Order to protect the affected trees.