



SHENLEY PARISH COUNCIL

REPORT OF THE PLANNING COMMITTEE HELD
IN THE VILLAGE HALL, ON TUESDAY 17th AUGUST 2021 AT 7.30 PM.

PRESENT: Councillors Mrs Nicky Beaton, Rosemary Gilligan (Chair), Sharon Madsen, and Gavin O'Sullivan.

IN ATTENDANCE: 4 members of the public via Zoom
Amanda Leboff, Clerk to the Council
Mr Michael Ward - independent, non-voting advisor

108/2021.22 APOLOGIES FOR ABSENCE

Apologies were received from Councillor Annie Keen

109/2021.22 DECLARATIONS OF INTEREST

Councillors Beaton and O'Sullivan had a personal not prejudicial interest in planning application 21/1393/FUL. It was **NOTED** they would be free to speak on the application, as there was no financial implication involved.

110/2021.22 MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 3rd JUNE 2021.

The meeting **RESOLVED** that the minutes of the Planning Committee meeting, held on the 3rd June 2021 be confirmed as a correct record and adopted by the Council.

111/2021.22 PUBLIC ISSUES - MEMBERS OF THE PUBLIC AND COUNCILLORS CAN RAISE PLANNING MATTERS PERTINENT TO THE PLANNING COMMITTEE: -

Two members of the public, who are adjacent to the property in question, addressed the meeting with concerns regarding Planning Application 21/1393/FUL. They **NOTED** that planning permission had been declined twice before for the site. If planning permission is given, they said, it will completely block out their light, leaving them with bricks as a view. Moreover, they had concerns for the wildlife and endangered species habitat that has been on the site for 60+ years. Concern was also raised by the residents regarding

the extensive disruption that would be caused. They would be limited to enjoy their gardens at the weekend alone.

The meeting thanked the residents for addressing the meeting.

112/2021.22 THE FOLLOWING PLANNING APPLICATIONS WERE BEFORE THE MEETING.

The meeting **AGREED** that: -

With regards to: -

Application No.	Address	Proposed Development
21/1206/LBC	Wild Farm, Harper Lane, Radlett, WD7 9HJ	Extension to existing basement, erection of part single, part two storey rear and side extension with internal alterations and rebuilding of side wall.

The Parish Council object, for the following reasons: -

The committee are conscious of the importance of this building and citation given by English Heritage in its 2016 Grade 2 listing. This is a rare example influenced by Palladian design on the building of a farmhouse. It is encouraging that an application is being made to refurbish the listed part of the existing house and replace the 1930's extension a poor addition to the building.

The building with the existing extension has 5 bedrooms and 3 bathrooms. The proposal appears to have 7 bedrooms and 2 bathrooms.

The committee have serious concerns with the current proposals. The first is the level of plan development of the accommodation particularly when undertaking work to a grade 2 listed building. We feel further work is required as this could effect both internal and external fabric of the listed and new parts of the building. For example we consider more bathrooms will be required.

The second concern is the proposed one and two storey extension and its relationship to the main listed part of the building particularly when viewing the front elevation. The extension should be subservient not reduce the important design statement of the main building but consider the proposed extension's height and junction to the listed building impacts un-favourably. The extension rises above the eaves of the existing building and on a grade 2 listed building this can not be considered acceptable and does not follow Historic England guidelines. We also consider the one and two storey extension at the rear does not relate that well with the listed building. Approaching the building from the track with its rural surroundings emphasises the importance of the first view of the building!

Reviewing the work of Palladio could suggest a way forward where he often lowers the link to the principal part of an elevation. The “Villa Saraceno” in Agugliaro close to Vicenza demonstrates with considerable skill a way of emphasising the main body of the building.

In the case of Wild Farm by lowering the new part of the building with a single storey extension is a solution which would create a dramatic improvement and open up opportunities that include roof and fenestration design.

We appreciated that the approach suggested impacts on accommodation and there may need to be some compromises although this may not prove the case. However, we suggest this should be explored which could include a single storey extension on the other end of the main building, linking with the proposed living room and extending into the rear garden removing some of the existing stores/workshops. Once you are beyond the main body the building at the rear there could be opportunities of introducing contrasting glass as the external wall or links which has been done very successfully on grade 2 listed buildings such as the “Modern House” in Stonely.

At the other end where the existing extension is positioned two bedrooms could be possible without extending into the garden, but this needs further design and planning work.

The committee are very keen to see the building occupied and particularly arrest its deterioration as it is not properly protected from the elements but believe further design work is really need. Although we are objecting to the proposed design as it stands, we believe it is worth undertaking this further work to produce what could be an outstanding building in Hertsmere and a wonderful house to live.

With regards to: -

Application No.	Address	Proposed Development
21/1393/FUL	Land Rear Of 102 To 106 London Road Shenley Hertfordshire	Demolition of existing garages and outbuildings and erection of a pair of semidetached, 2 bed dwellings to include associated access, parking and landscaping.

The meeting **NOTED** the address made to the committee at the beginning of the meeting regarding this application. The meeting agreed that the conservation officer’s report is clear and there are a number of issues arising. The application could not be supported at this stage, and the committee will readdress the application when it comes back to the Parish Council for comments.

With regards to: -

Application No.	Address	Proposed Development
21/1430/VOC	30 Hamblings Close Shenley Radlett Hertfordshire	Application for variation of condition 3 to allow for alterations to flank obscured

		glass privacy screen and non-opening window following grant of planning permission 19/1673/HSE.
--	--	---

The meeting **OBJECTED** to the change to condition due to not in keeping with the street scene.

With regards to: -

Application No.	Address	Proposed Development
21/1463/HSE	7 Charrington Close Shenley Radlett Hertfordshire	Erection of outbuilding.

The meeting **NOTED** that if this application is approved, they would want a condition added to enforce using as an ancillary to the house and not separate occupation. If the building is used as an additional bedroom, parking will need to be taken into consideration.

With regards to: -

Application No.	Address	Proposed Development
21/1478/VOC	52 London Road, Shenley, Radlett, Hertfordshire, WD7 9DY	Application for variation of condition 2 (plans) to allow for reduction of ground floor extension, insertion of additional window, repositioning of approved fenestration and upgrade of front windows following grant of planning permission 18/1527/HSE.

The meeting requested that the conservation officer look at the application to see if the windows are appropriate in black, as the rest of the street has white windows. It was **NOTED** that work has already begun on the porch and the meeting wanted to ensure this was in line with the existing permission.

With regards to: -

Application No.	Address	Proposed Development
21/1530/FUL	Woodhall Farm Estate Woodhall Lane Shenley Radlett	Change of use of Building 4 from equestrian-related activities to general storage/light industrial use.

The meeting could not properly assess the application due to insufficient information. The meeting enquired as to why the supporting letter mentioned in the application was unavailable to be viewed, leading to concern as to why the change of use was requested, and what it would be used for. It was **NOTED** that the building is referred to on the plans as "Sand School", which is vital to any equine business, therefore the meeting wondered what would happen to this facility which causes concern. Concern was also raised that the change of use could lead to a change to residential and that the single-track lane could not support increased traffic.

With regards to: -

Application No.	Address	Proposed Development
21/1578/HSE	58 London Road Shenley Radlett Hertfordshire	Conversion of loft to habitable room with rear dormer, 2 rooflights to front and rear elevation window alterations.

The meeting **OBJECTED** to this application on the same grounds as the conservation officer.

With regards to: -

Application No.	Address	Proposed Development
*21/1626/HSE	Deeves Hall, Deeves Hall Lane, Ridge, Potters Bar, Hertfordshire, EN6 3LS	Single storey front and rear extensions.

The meeting **AGREED** that as this property is in the Parish of Ridge, this application should be referred to the Hertsmere Conservation Officer.

(i) Other planning matters were noted, and

(ii) The council instructs the Clerk to advise Hertsmere Borough Council accordingly.

(*Denotes that at this point, the Council moved to discuss planning applications which had been brought to its attention at the meeting. They were proposed and seconded.)

113/2021.22 ANY OTHER PLANNING BUSINESS (SUBJECT TO CHAIR'S DISCRETION, FOR INFORMATION ONLY)

- The meeting **NOTED** the resignation of a member of the Planning Committee and as such the Terms of Reference are to be readdressed at full Council in September.

It was requested that the Clerk ask HBC for updates: -

- The Shenley Traveller site – has any enforcement action been taken.
- The Watford Dome
- Gristwood and Toms retrospective application.

114/2021.22 CLOSE OF MEETING

The meeting closed at 9.13pm

CHAIR.