



SHENLEY PARISH COUNCIL

REPORT OF THE PLANNING COMMITTEE HELD
IN THE VILLAGE HALL, ON TUESDAY 30th NOVEMBER 2021 AT 7.30 PM.

PRESENT: Councillors Rosemary Gilligan (Chair), Annie Keen, Sharon Madsen and Gavin O'Sullivan

IN ATTENDANCE: 1 member of the public via Zoom
Amanda Leboff, Clerk to the Council
Mr Michael Ward - independent, non-voting advisor

129/2021.22 APOLOGIES FOR ABSENCE

Apologies were received and approved for Councillor Nicky Beaton

130/2021.22 DECLARATIONS OF INTEREST

There were none

131/2021.22 MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 26th OCTOBER 2021.

The meeting **RESOLVED** that the minutes of the Planning Committee meeting, held on the 26th October 2021 be confirmed as a correct record and adopted by the Council.

132/2021.22 PUBLIC ISSUES - MEMBERS OF THE PUBLIC AND COUNCILLORS CAN RAISE PLANNING MATTERS PERTINENT TO THE PLANNING COMMITTEE: -

The meeting welcomed a presentation on the pre-application for Coombe Works, Rectory Lane, WD7 9BX. Following a brief presentation, it was agreed to meet again via zoom to discuss further. The chair thanked them for their attendance.

133/2021.22 THE FOLLOWING PLANNING APPLICATIONS WERE BEFORE THE MEETING.

The meeting **AGREED** that: -

With regards to: -

Application Nos.	Address	Proposed Development
21/2111/LBC	2 Manor Cottages Rectory Lane Shenley Radlett	Emergency roof repairs including replacement of defective tiles, high level repairs and mechanical stitching to brickwork, repairs and redecoration of timber cornice and timber soffits, structural alterations for strengthening and stability purposes, repairs to attic timbers and insertion of no.3 rooflights. (Listed Building Consent).

Subject to Hertsmere Borough Council taking into consideration any comments of neighbouring owners/occupiers, the Parish Council raises no objection to the proposal. The meeting did request that HBC ensures that Place Services work closely with the owners to ensure works are done in keeping with the building's heritage.

With regards to: -

Application Nos.	Address	Proposed Development
21/2131/HSE	29 Edgbaston Drive Shenley Radlett Hertfordshire	Conversion of detached garage to habitable space to include creation of loft level, with removal of garage door and insertion of 2 x windows and 2 x rooflights to front elevation.

The Parish Council **OBJECTED** to the application. The meeting was concerned with the loss of the car parking space in the garage and did not understand why the garage was not being linked to the house. This rose concerns that the garage may in future become a separate dwelling in its own right which would in turn cause further associated parking issues.

With regards to: -

Application Nos.	Address	Proposed Development
21/2188/HSE	18 King Charles Road Shenley Radlett Hertfordshire	Erection of shed to side.

The Parish Council **OBJECTED** to the application

The Planning Application existing plans and elevations on drawing E200 are not in accordance with the planning approval dated 19 March 2021, ref 20/21/43/HSE.

Work implementing the planning approval is currently in progress.

On the "existing drawings" of the current planning application ref:21/2188/HSE there is a breach of the planning approval dated 19 March 2021. The fence and landscaping in front have been removed and a new timber fence with concrete posts and gravel boards has been erected extended to the site boundary at the back edge of the pavement. This work was undertaken a few months ago.

The application “proposed drawings” show a plastic finished shed and the un-approved removal of the landscaping and erection of a repositioned new fence. There is no description in the proposed application of the removal of the landscaping and repositioning of the existing fence.

We strongly OBJECT to this planning application for the shed and the removal of the landscaping, the existing fence position and erection of a new fence that does not follow the fences historic position. The approval dated 19th March 2021 specifically mentioned the landscaping which was submitted on an amended drawing dated 18th January 2021.

We believe the landscaping is an important ecological and visual feature and provides a “soft edge” to the house and off-street parking on the bend to the road. This feature is common in Porters Park and incorporated in the original estate planning and enhanced over the years as people developed their house frontages and boundaries. This being in the true traditions of “beautifying” maturing housing developments fully supported by the NPPF design guidelines and Shenley Neighbourhood Plan.

We believe the landscaping should be reinstated in front of the fence in accordance with and specific requirement of the drawings and Planning Approval dated 19th March 2021.

With regards to: -

Application Nos.	Address	Proposed Development
21/1719/HSE- Amended Application	13 King Charles Road, Shenley, Radlett, Hertfordshire, WD7 9HZ	Conversion of loft to habitable room with two rear dormers. (Amended Plans received 14/10/2021 - Reduction in rear dormer height and width. New Amendments received 16/11/2021 - Dormer split into two dormers and reduced further in size.)

The Parish Council **OBJECTED** to the application.

We appreciate the further design work undertaken by the applicant following our comments.

We consider the amended proposed in reducing the scale of the roof extension with just the dormer window projections is a more favourable approach. However, we consider that the two dormer windows are still rather bulky with tiled reveals adjacent to the windows and the vertical tiling below the cill.

We are also concerned with the single layer felt roof and lip against the white fascia board where our preference would be the lead and a gutter detail used on “The Lawn” houses in Porters Park Drive. We feel the applicant and their designer should look at the Lawns dormers as an example of good detailing and design to aim for in Porters Park. These houses have been up for over 20 years and look very good.

We also feel the window fenestration should match the windows below which it does not so on the amended drawing.

Only plans and elevations have been submitted and we need to see a section through the roof to understand head heights particularly at the top of the stairs.

Possibly a single three window module dormer positioned in the centre of the roof could proportionally prove the best solution and suggest this should be considered and produced as an alternative option.

We request that some further design work is undertaken, and a section is produced.

With regards to: -

Application Nos.	Address	Proposed Development
21/2253/HSE	15 Ribston Close Shenley Radlett Hertfordshire	Construction of single storey front extension.

Subject to Hertsmere Borough Council taking into consideration any comments of neighbouring owners/occupiers, the Parish Council raises no objection to the proposal. However, there is concern that on the proposed drawing it does not confirm if the cars will fit on to the newly configured driveway. If not, this would be a concern. The depth of car parking space should meet HBC design guide.

With regards to: -

Application Nos.	Address	Proposed Development
21/1578/HSE	58 London Road, Shenley, Radlett, Hertfordshire, WD7 9DY	Conversion of loft to habitable room with rear dormer and rear elevation window alterations. (Amended Plans received 28/09/2021 - Reduction in rear dormer size and style and number of rooflights. Amended Plans received 26/11/2021 - Reduction in rear dormer size and removal of rooflights.)

The Parish Council OBJECTED to the application with further dormer design drawings and heritage statement information required

We appreciate the further design work undertaken by the applicant following our comments.

Following our previous comments, we were expecting a fuller Heritage Statement that we usually see covering works to buildings in a Conservation Area. This does not need to be lengthy but include a description of the proposed works in the context of the building's historic design and position in the Conservation area and description of existing and new finishes which particularly is not clear on the rear dormer window. Place Services have produced an initial earlier report and have suggested the re-consideration of some design aspects which the applicant has taken on board.

In addition to the Heritage Statement there are two aspects we wish to comment:

1. Entrance

It is not clear what are the proposals that were raised in our previous comments. This is important as going forward we wish to see improvements in the design and consistency that enhance the terrace. So, could we please see some proposals.

2. Rear Dormer Window

We are happy with the window fenestration that follows the alignment and sash design of the window below and also follows the comments made by Place Services.

Our concern is particularly the bulkiness of the returns adjacent to the window and pitch style of the roof which appears to meet the ridge of the main roof. We feel as a single dormer the style should be simple and somewhat refined so detailing and materials are important. This could be achieved with a flat roof in lead with lead to cheeks and face returns.

We believe it is worth some further thoughts on the dormer window considering our views which as the works are in progress will respond very quickly when received.

134/2021.22 CLOSE OF MEETING

The meeting closed at 8.55pm

CHAIR.