



SHENLEY PARISH COUNCIL

REPORT OF THE PLANNING COMMITTEE HELD
IN THE VILLAGE HALL, ON TUESDAY 22nd FEBRUARY 2022 AT 7.30 PM.

PRESENT: Councillors Nicky Beaton (Chair), Annie Keen and Sharon Madsen.

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

147/2021.22 APOLOGIES FOR ABSENCE

Apologies were received and approved for Gavin O'Sullivan. Councillor Rosemary Gilligan (attended the meeting via zoom, due to having to shield because of Covid)

148/2021.22 DECLARATIONS OF INTEREST

Cllr Beaton declared an interest in application 21/1393/FUL.

149/2021.22 MINUTES OF THE PLANNING COMMITTEE MEETING HELD ON 25th JANUARY 2022

The meeting **RESOLVED** that the minutes of the Planning Committee meeting, held on the 25th January 2022 be confirmed as a correct record and adopted by the Council.

150/2021.22 PUBLIC ISSUES - MEMBERS OF THE PUBLIC AND COUNCILLORS CAN RAISE PLANNING MATTERS PERTINENT TO THE PLANNING COMMITTEE: -

There were none

151/2021.22 THE FOLLOWING PLANNING APPLICATIONS WERE BEFORE THE MEETING. The meeting AGREED that: -

With regards to: -

Application Nos.	Address	Proposed Development
21/0099/HSE	27 Hamblings Close, Shenley, Radlett, Hertfordshire	Single storey rear extension with 2 rooflights. (Revised Application)

Subject to Hertsmere Borough Council taking into consideration any comments of neighbouring owners/occupiers, the Parish Council raises no objection to the proposal.

With regards to: -

Application Nos.	Address	Proposed Development
22/1393/FUL	Land Rear Of 102 To 106, London Road, Shenley, Hertfordshire.	Demolition of existing garages and outbuildings and erection of a pair of semi-detached, 2 bed dwellings to include associated access, parking and landscaping. Amended Plans received.

Subject to Hertsmere Borough Council taking into consideration any comments of neighbouring owners/occupiers, the Parish Council raises no objection to the proposal.

With regards to: -

Application Nos.	Address	Proposed Development
21/2090/HSE	4 Southerton Way Shenley Radlett Hertfordshire	Retrospective application for 4 air conditioning units.

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

Clarification is required on the position of the redline boundary which on the proposed retrospective planning application is different to that shown on the 2018 planning approval drawing.

Based on the redline being accurate on the proposed retrospective application our comments are as follows:

We note that the application is for “Retrospective application for 4 air conditioning units” however it appears that a hedge and landscaping has been removed shown on earlier photographs and as indicated on current photographs and the proposed plan a new fence has been installed along with the 4 air conditioning units.

We suggest the application should read “Removal of existing hedge and landscaping and installation of a new fence and 4 Air Conditioning Units”. On the application it is indicated that neither trees or hedges have been removed and differs when comparing earlier and existing photographs.

The Porters Park Estate was laid out in a variety of arrangements that included landscaped areas with existing and new trees and planting areas some large with houses around and others small to soften hard edges. The effect was to create pleasant vistas and as stated on NPPF July 2021 “to achieve beautiful houses and places” and improve the environment we live in. That was the aim of the Porters Park Estate and is the bedrock of the Shenley Neighbourhood Plan and is reflected in Hertsmere design guidelines.

There are some delightful streets in Porters Park where careful extensions have been added and carefully considered soft landscape which has matured enhancing individual gardens and streetscapes. The Committee believe it is of the utmost importance that particularly landscaping is preserved and encouraged, and this is covered in the Shenley

Neighbourhood Plan under SC6 “Boundaries and Edges “Where fencing is required hedging should be planted to soften effect” the soft edge approach is we believe reflected in SAD M30 & 31 with good design guidance.

Regarding specifically to 4 Southerton Way, on a corner it turns into a row of houses just one side facing in the main the garden of number 4. On earlier photos the fence along the garden was covered with a mixture of shrubs which “softened and enhanced” the outlook of facing houses and the vista looking down the narrow street. The low hedge did not interrupt the visual return of no 4 where the windows add to the interest and flow of the street and return which is a recognised good streetscape design feature.

Turning to the proposal for 4 air condition units we believe these could have been installed without the installation of the fence so the hedge would remain, and the shrubs could have been reinstated against the new fence along the length of the rear garden. By changing the boundary treatment this has a detrimental impact to the streetscape and is not in accordance with the Shenley Neighbourhood Plan SC6, Hertsmere design guidelines and all-embracing government NPPF July 2021 to improve buildings and most relevant “places”,

We see the air conditioning units as an integrated part of the boundary treatment therefore objecting to the proposals. These could have probably been revised to meet the mentioned design guidelines and avoid a retrospective application and the soundly based objection being made.

With regards to: -

Application Nos.	Address	Proposed Development
*22/0260/HSE	4 Black Lion Hill, Shenley, Radlett, Hertfordshire	Construction of a single storey wrap-around side and rear extension (part-retrospective application).

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

We refer to the planning approval Ref 21/1262/HSE and Clause 03 of the decision notice which states:

“The materials to be used in the construction of the external surface of the development hereby permitted shall match those in the existing building unless otherwise approved in writing by the local authority”

The existing roof is slate, the consistent finish to other roofs of similarly designed houses along Black Lion Hill that includes one with a ground floor extension. There are other houses built at about the same period in North Avenue so there is a common design theme of “reddish/orange” facing brickwork and slate roofs and illustrates SC2 of the Shenley Neighbourhood Plan. There are also other design codes in the SNP that emphasise the importance of consistent good design reflecting architectural themes in Shenley which are supported by the July 2021 NPPF guidelines which elevates the importance of achieving well designed buildings and places.

The installed glass reinforced pitch felt roof and associated eaves detailing to the extension is not only in breach of clause 03 but Hertsmere design clauses as mentioned and importantly clauses in the Shenley Neighbourhood Plan and is inconsistent with the slate roofscape of similar period houses.

Regarding a separate concern has been brought to the attention of Shenley Parish Council of rainwater discharging from the roof extension over the boundary with no 3 which we highlight as this may be either a planning or building control issue or possibly both.

152/2021.22 CLOSE OF MEETING

The meeting closed at 8.20pm

CHAIR.

APPENDIX 1

PHOTOS RELATING TO

21/2090/HSE

4 Southerton Way Shenley Radlett Hertfordshire

Retrospective application for 4 air conditioning units.



