

Planning Committee 16th January 2020
 Planning Appeals Decisions
 Report ran from 01/04/2019 to 02/01/2020

Application Number	Appeal Start date	Site Location	Applicant	Proposal	Appeal Procedure	Decision	Officer Recommendation/ Committee overturn Decision	Appeal costs i.e. External (legal) and Cost Awards from PINS
18/2156/HSE	13/02/2018	11 Manor Way Borehamwood Hertfordshire WD6 1QH	Mr N.O Ogunniyi	Construction of first floor side extension.	Householder - Fast track	Dismissed 09/04/2019	Officer Recommendation	None
18/2001/HSE	13/02/2018	Medlars Crossoaks Lane Ridge Hertfordshire EN6 3LH	Mrs V Nicolaou	Construction of an electric sliding gate (Part-retrospective).	Householder - Fast track	Dismissed 09/04/2019	Officer Recommendation	None
18/1496/HSE	13/02/2018	45 Links Drive Elstree Hertfordshire WD6 3PP	Mr & Mrs Myer	Alterations to roof form and height of existing first floor rear extension and conversion of loft to habitable room to include two rear dormers and side roof lights (Description amended 11th September and amended plans received 11th October 2018).	Householder - Fast track	Dismissed 09/04/2019	Officer Recommendation	None
18/0937/OUT	03/10/2018	21 Oakmere Avenue and land rear Of 3, 5, 7, 9 and 11 Oakmere Avenue Potters Bar Hertfordshire	Brookworth Homes	Demolition of dwelling at 21 Oakmere Avenue, and the erection of 10 residential dwellings with associated parking and access on land at 21, 3, 5, 7, 9, and 11 Oakmere Avenue (outline application with appearance, landscaping,	Written Representations	Dismissed 10/04/2019	Appeal against non-determination	None

				and scale reserved)				
17/2108/OUT	02/10/2018	Land to the rear of 23 - 25 Oakmere Avenue Potters Bar Hertfordshire	Mr Reginald Collier	The erection of 2 new dwellings on land at the rear of No's 23 & 25 Oakmere Avenue to include access, scale and layout (Outline application with some matters reserved)	Written Representations	Dismissed 10/04/2019	Appeal against non-determination	None
18/1316/FUL	25/01/2019	113 Stratfield Road Borehamwood Hertfordshire WD6 1UD	Mrs M Tucker	Erection of two bedroom end of terrace dwelling	Written Representations	Dismissed 15/04/2019	Appeal against non-determination	None
18/1033/FUL	12/03/2019	Land to the rear of 52 Stratfield Road Badminton Close Borehamwood Hertfordshire WD6 1UJ	Mr Sugars	Erection of 1.8 metre close board fence to the eastern section of the site.	Written Representations	Withdrawn 16/04/2019	Officer Recommendation	None
17/1808/FUL	05/12/2018	Old Guinea Crossoaks Lane Ridge Hertfordshire EN6 3LH	Mr N Johnson	Retrospective application for pergola to rear of pub.	Written Representations	Dismissed 17/04/2019	Officer Recommendation	None
17/2013/FUL	24/12/2018	Furzeffield Centre Mutton Lane Potters Bar	Messrs E & X Shalal and Nikaj	The use of 5 parking spaces in part of the car park for a mobile valeting business. (Revised application)	Written Representations	Allowed 29/04/2019	Officer Recommendation	None
18/1409/FUL	25/01/2019	Willow Tree Cottage Hartspring Lane Watford Hertfordshire WD25 8AD	ICC Limited	Demolition of existing dwelling and erection of replacement detached 3 bed dwelling with basement.	Written Representations	Allowed 29/04/2019	Officer Recommendation	None
18/0652/FUL	27/12/2018	51 Elmfield Road Potters Bar Hertfordshire	Mrs Costello	Demolition of existing detached garage and construction of a 2 storey, 3 bed detached dwelling with access and parking.	Written Representations	Dismissed 09/05/2019	Officer Recommendation	None

18/1254/FUL	17/01/2019	Kemprow Farm Kemprow Aldenham Watford Hertfordshire WD25 8NR	Oakridge Farms Ltd	Erection of multi purpose agricultural storage barn	Written Representations	Dismissed 24/05/2019	Officer Recommend- ation	None
18/1320/OUT	12/02/2019	17 Merry Hill Mount , Bushey WD23 1DJ	Millen Homes Ltd	Demolition of dwelling and erection of block of 7 x 2 bed flats with access and parking. (Outline application to include Access, Layout and Scale)	Written Representations	Dismissed 05/06/2019	Officer Recommend- ation	None
18/1541/CLP	02/04/2019	38 Elmwood Avenue Borehamwood Hertfordshire WD6 1SZ	Mr A Georgiev	Erection of single storey detached outbuilding to rear garden for use as a gym and garden store. Certificate of Lawful Development (Proposed).	Written Representations	Dismissed 18/06/2019	Officer Recommend- ation	None
18/1942/CLP	02/04/2019	35 Craigweil Avenue Radlett Hertfordshire WD7 7ET	Mr Damian Collier	Erection of an ancillary outbuilding & swimming pool on land to the rear of the existing dwelling. Certificate of Lawful Development (Proposed)	Written Representations	Allowed 18/06/2019	Officer Recommend- ation	None
18/2113/HSE	29/04/2019	Pond House Mimms Lane Shenley Radlett Hertfordshire WD7 9AP	Mr C Barber	Construction of detached garage.	Householder - Fast track	Allowed 18/06/2019	Officer Recommend- ation	Costs against HBC refused
18/0952/FUL	09/05/2019	1 Wheelwright Close Bushey Hertfordshire WD23 4UE	Mr Bray	Retention of outbuilding in rear garden to be used as a home gym & for storage	Householder - Fast track	Allowed 14/06/2019	Officer Recommend- ation	None
18/2139/FUL	27.03.2019	51 Woodfield Rise Bushey Hertfordshire WD23 4QR	Mrs Lisa Morris	Change of use of detached outbuilding to yoga studio D2 (Retrospective Application).	Written Representations	Allowed 13/06/2019	Officer Recommend- ation	None

18/2074/HSE	07/05/2019	1 Woodlands Close Borehamwood Hertfordshire WD6 1SX	Mr & Mrs Ravikumar	Single storey front extension, two storey side extension, and part single/part two storey rear extension. Conversion of loft to habitable room with hip to gable roof alterations, rear dormer and balcony and roof lights to both front and rear elevations. New front porch and widening of dropped kerb. (Amended description: 09/11/18)	Householder - Fast track	Dismissed 19/06/2019	Officer Recommendation	None
18/2400/HSE	29/04/2019	31 Stevenage Crescent Borehamwood Hertfordshire WD6 4NS	C.B.Wright & Associates Ltd	Construction of rear outbuilding to facilitate granny annexe.	Householder - Fast track	Dismissed 19/06/2019	Officer Recommendation	Costs against HBC refused
18/1292/HSE	25.03.2019	36 Heath Drive Potters Bar Hertfordshire	Mr & Mrs Elia	Construction of outbuilding in the rear garden - Retrospective application (Amended plans received 11.09.2018 RE: Removal of flue).	Written Representations	Dismissed 21/06/2019	Officer Recommendation	None
18/1008/FUL	12/02/2019	33A - 33B Park Road, Bushey WD23 3EE	Beach Properties	Part single, part two storey side extension and internal reconfiguration to create 1 x 1 bed & 2 x 2 bed self contained flats.	Written Representations	Dismissed 25/06/2019	Officer Recommendation	None
17/2495/FUL	12/03/2019	Car Park Rear of 91-125 Shenley Road Borehamwood Hertfordshire	Leathbond Ltd	Redevelopment and reconfiguration of car park comprising the erection of a 2/3 storey building (adjoining the flank wall of 91-125 Shenley Road on the NE elevation) creating 4 flats (1 x 1 bed & 3 x 2 bed) to include parking/storage/refuse/recycling & cycle storage on the ground floor and outdoor	Written Representations	Allowed 27/06/2019	Committee overturn	Costs against HBC refused

				amenity space on the second floor; Installation of new entrance to existing second floor flats and sectional metal gate to Clarendon House car park, accessed via Clarendon Road (Amended by plans received 17/05/2018).				
18/2258/HSE	28/02/2019	15 Newberries Avenue Radlett Hertfordshire WD7 7EJ	Mr & Mrs Andrew Patten	Part single, part two storey side extension, single storey rear extension and new front porch.	Householder - Fast track	Allowed 10/07/2019	Officer Recommend- ation	Costs against HBC refused
18/0495/FUL	09/04/2019	The Priory Grange 190 Barnet Road Potters Bar Hertfordshire EN6 2SE	Elysium Healthcare Ltd	Reconfiguration of existing car park to provide additional 23 spaces, vehicle barriers & footpaths, removal of trees & additional planting of trees.	Written Representations	Dismissed 30/07/2019	Officer Recommend- ation	Costs against HBC refused
18/2097/FUL	12/02/2019	8 Hamilton Close, South Mimms EN6 3PG	DS Ergonmics	Construction of new roof following removal of existing to facilitate conversion of former office building to 4 x 2 bed flats with associated parking and landscaping.	Written Representations	Dismissed 30/07/2019	Officer Recommend- ation	None
18/0923/CLE	12/03/2019	Land adjacent to Oak Villa Wash Lane South Mimms Hertfordshire	Mr Liscoe	Continued use of land as a Construction Business (Certificate of Lawful Development - Existing)	Written Representations	Dismissed 06/08/2019	Officer Recommend- ation	None
19/0069/HSE	19/06/2019	4 Kitswell Way Radlett Hertfordshire WD7 7HN	Mr & Mrs Friedland	Demolition of existing conservatory and garage and construction of part single part two storey side extension and two storey rear extension and new covered front entrance portico.	Householder - Fast track	Allowed 13/08/2019	Officer Recommend- ation	None
18/0444/FUL	26/02/2019	The Royal Oak 42 Sparrows Herne	Setha Sparrow Lane Ltd	Construction of three-storey rear and side extensions and conversion of loft space to	Written Representations	Dismissed 16/08/2019	Officer Recommend- ation	None

		Bushey Hertfordshire WD23 1FU		facilitate conversion of existing public house (A4 use) to 8 x 2 bed flats (C3 use) to include balconies at rear elevation, access, parking and landscaping (Amended plans received: 20.07.2018 RE: Alterations to side extension, roof and parking allocation) (Description amended 04.09.2018 - No further change to plans).				
18/1795/FUL	28/02/2019	10 Strafford Gate Potters Bar Hertfordshire EN6 1PN	Mr Bo Hollist	Demolition of existing garage & chimney & erection of 2 storey side & rear extensions. conversion of loft into habitable room with side & rear dormers & subdivision of property into 2 x 2 bed self-contained flats with amenity space & car parking (Transport Note and revised block plan received 12th November 2018).	Written Representations	Allowed 16/08/2019	Officer Recommend- ation	None
19/0261/HSE	11/06/2019	88 Ripon Way Borehamwood Hertfordshire WD6 2JA	Mrs Joanna Kos	Boundary treatment to include pillars and electric gate	Written Representations	Dismissed 16/08/2019	Officer Recommend- ation	None
18/1446/FUL	22/05/2019	Land To The Rear Of 21 Neville Close Potters Bar Hertfordshire EN6 2AG	Urbanissta Ltd	Erection of a three bedroom detached house with single storey element, accommodation within the roof space, car parking, refuse storage, landscaping and ancillary works (Tree constraints plan & Arboricultural report submitted 06.09.2018 and Drainage technical note received 10.10.2018).	Written Representations	Allowed 19/08/2019	Committee overturn	None
18/1128/FUL	03/04/2019	Europcar House 77 Aldenham Road	Montreaux Ltd	Construction of three storey side extension to accommodate 1 x 1 bed & 4 x	Written Representations	Dismissed 20/08/2019	Officer Recommend- ation	None

		Bushey Hertfordshire		2 bed flats with parking, bike store, bin store and associated works (Revised plans received 10th October 2018).				
18/1887/FUL	11/06/2019	185 Park Avenue Bushey Hertfordshire WD23 2DQ	Mr & Mrs Lawrence	Two storey side extension, part single, part two storey rear extension to facilitate conversion of existing 3 bed house to 1 bed house & 2 x 1 bed flats.	Written Representations	Dismissed 22/08/2019	Officer Recommendation	None
19/0595/HSE	03/07/2019	3 Thornbury Gardens Borehamwood Hertfordshire WD6 1RB	Mrs Darya Feuerstein	Demolition of existing detached garage and construction of single storey front, side and rear extensions and widening of dropped kerb. (Revised Application)	Householder - Fast track	Dismissed 13/09/2019	Officer Recommendation	None
19/0481/HSE	02/08/2019	20 Studio Way Borehamwood Hertfordshire WD6 5NN	Mr & Mrs I Neary	Two storey side extension.	Householder - Fast track	Dismissed 23/09/2019	Officer Recommendation	None
19/0525/FUL	01/08/2019	30A Aldenham Road Radlett Hertfordshire WD7 8AX	Mrs Alicia Tibble	Change of use of flat from residential (C3) to Sui generis (beauty/cosmetic treatments).	Written Representations	Dismissed 02/10/2019	Officer Recommendation	None
19/0716/HSE	11/09/2019	30 Hamblings Close Shenley Hertfordshire WD7 9JJ	Mr Ashley Routledge	Construction of single storey front infill extension between house and garage.	Householder - Fast track	Dismissed 15/10/2019	Officer Recommendation	None
19/0288/HSE	20/08/2019	4A Rendlesham Avenue Radlett Hertfordshire WD7 8PF	Mr Richard Packman	Erection of 2 storey side extension & part single part 2 storey rear extension following removal of existing conservatory, and creation of new side access.	Householder - Fast track	Allowed 22/10/2019	Committee overturn	None
19/0425/OUT	19/06/2019	47 High Street	OPM Property	Construction of two storey rear	Written	Dismissed	Officer	None

		Bushey Hertfordshire WD23 1BD	Services Ltd	extension and conversion of loft into habitable space to provide 4 additional flats (Outline Application with All Matters Reserved).	Representations	25/10/2019	Recommend- ation	
19/0477/OUT	24/07/2019	47 High Street Bushey Hertfordshire WD23 1BD	OPM Property Services Ltd	Construction of part single part 2 storey rear extension and increase in loft space with associated roof alterations to create 12 HMO with retention of retail pharmacy/chemist at ground floor level. (Outline Application with all matters reserved).	Written Representations	Dismissed 25/10/2019	Appeal against non- determination	None
19/0452/VOC	15/08/2019	23 Shenley Hill Radlett Hertfordshire WD7 7AU	JPB Architects	Application for variation of condition 2 to allow for changes to the roof design following grant of planning permission 16/2358/FUL.	Written Representations	Allowed 29/10/2019	Officer Recommend- ation	None
19/0533/FUL	14/08/2019	The Bothy 1 Kendal Hall Watling Street Radlett Hertfordshire WD7 7LH	Mr & Mrs Turner	Demolition of existing house and garage, and erection of a replacement two-storey, three- bed detached dwelling with associated parking, cycle store, refuse provision, amenity space and landscaping.	Written Representations	Dismissed 04/11/2019	Officer Recommend- ation	None
19/0546/HSE	04/10/2019	25 Rodgers Close Elstree Hertfordshire WD6 3HN	Mr Chris Ying	Construction of first floor rear extension and conversion of loft to habitable room to include raising of the ridge height and insertion of roof lights to side and rear elevations.	Householder - Fast track	Dismissed 04/11/2019	Officer Recommend- ation	None
18/2030/CLP	19/08/2019	2 Willow Way Radlett Hertfordshire WD7 8DX	Mr L Wainstein	Construction of an outbuilding at rear of garden. Certificate of Lawful Development (Proposed).	Written Representations	Withdrawn 12/11/2019	Officer Recommend- ation	None
17/0360/VOC	14/08/2019	51 Bushey Hall	Yovita Limited	Removal of condition 3 (use of	Written	Allowed	Committee	Costs

		Road Bushey Hertfordshire WD23 2EE		extensions as accommodation as a care home) attached to planning permission TP/12/0627	Representations	12/11/2019	overturn	against HBC allowed
19/0254/VOC	15/08/2019	Fir Spring Cottage The Pathway Radlett Hertfordshire WD7 8JB	Mr V & Dr R Cohen	Application for variation of condition 10 (plans) to allow for the addition of skylights and the conversion of the loft space to habitable accommodation following grant of planning permission 17/0545/FUL and 18/2044/VOC (Description Amended 9th May 2019).	Written Representations	Allowed 15/11/2019	Officer Recommendation	Costs against HBC Refused
18/1475/OUT	14/08/2019	Sunny Bank Junior And Infant School Field View Road Potters Bar Hertfordshire EN6 2NA	Hertfordshire County Council	Demolition of existing Sunnybank School building and former caretaker's house, removal of hardstanding areas, and development of up to 30 new homes with associated access arrangements and ancillary works. (Outline application to include access, all other matters reserved)	Written Representations	Dismissed 18/11/2019	Officer Recommendation	None
19/0250/FUL	26/07/2019	The Royal British Legion Cotton Road Potters Bar Hertfordshire EN6 5JG	Dalkey Development Ltd	Demolition of existing building & redevelopment of site to provide 8 x 2 bed flats on the upper floors with retention of a community use on the ground floor, together with associated landscaping, car parking & cycle spaces.	Written Representations	Dismissed 21/11/2019	Officer Recommendation	None
18/2116/CLP	19/08/2019	1 Woodlands Close Borehamwood Hertfordshire WD6 1SX	Mr & Mrs Nadarajah Ravikumar	Construction of outbuilding at rear of garden. Certificate of Lawful Development (Proposed).	Written Representations	Allowed 10/12/2019	Officer Recommendation	None
18/2009/CLP	19/08/2019	The Studio Hilfield Lane Aldenham Watford Hertfordshire	Mr Simon Hughes	Construction of a detached single storey garage/ store. Certificate of Lawful Development (Proposed)	Written Representations	Allowed 10/12/2019	Officer Recommendation	None

		WD25 8PF						
17/0213/UAW	12/09/2019	23 Woodfield Rise Bushey Hertfordshire WD23 4QR	Mr & Mrs Afolabi	Alleged unauthorised boundary wall and electric gates.	Enforcement Appeal – Written representations	Notice found to be a nullity. 17/12/2019	Officer Recommend- ation	None
18/0297/UCU	24/10/2019	Bushey Hall Farm Bushey Mill Lane Bushey Hertfordshire WD23 2AB	Mr P Supple	Appeal against Enforcement notice dated 16 April 2019 'Without planning permission the change of use of the land to storage of materials and commercial uses'.	Enforcement Appeal – Written representations	Withdrawn 23/12/2019	Officer Recommend- ation	None
18/0160/FUL	20/08/2019	Elstree Hill Service Station Elstree Hill South Elstree Hertfordshire WD6 3BL	Euro Garages Limited	Demolition of existing car wash and erection of 1no. two storey drive thru unit (Use Classes A1 / A3 / A5) with circulatory routes, associated car parking, landscaping and other associated works. (Amended description and amended plans received 18/02/19)	Written Representations	Dismissed 27/12/2019	Officer Recommend- ation	None
17/0321/UAW	29/10/2019	47 Tempest Avenue Potters Bar Hertfordshire EN6 5JY	Mr David Duncan & Mrs Joanna Louise Duncan	Without planning permission, 1) Change of use from residential to mixed residential and business use 2) The development of an unauthorised outbuilding in the rear garden	Enforcement Appeal – Written representations	Withdrawn 27/12/2019	Officer Recommend- ation	None