

Abbots Langley Parish Council  
Planning & Highways Committee - 22<sup>nd</sup> April 2020



The formal Planning & Highways Committee scheduled for 22<sup>nd</sup> April 2020 will not take place.

Attached are details of the decisions previous taken by Three Rivers District Council and the applications to be considered by the Parish Council.

Planning applications can be viewed on Three Rivers District Council's website:

<https://www3.threerivers.gov.uk/online-applications/>

If you have any comments on the applications (appendix B1 & B2) these can be submitted direct to Three Rivers District Council via the above link.

Comments from councillors will be collated by officers and submitted to Three Rivers District Council under authority delegated to the undersigned.

Tim Perkins  
Clerk to the Council  
21<sup>st</sup> April 2020

Abbots Langley Parish Council

Planning applications decided by Three Rivers District Council  
Reported on 22<sup>nd</sup> April 2020.

Appendix A1

1. 19/1944/FUL ALPC meeting 30/10/2019  
Warner Bros. Studios Leavesden Warner Drive Watford Hertfordshire WD25 7LP - Development of T, U and V stages along with new office building and landscape improvements.  
ALPC Comment: No objections  
TRDC Decision: Approved
2. 20/0040/FUL ALPC meeting 19/02/2020  
Land At Fairways Farm Farriers Way Garston Hertfordshire - Erection of two storey building fronting Farriers Way including double garage at ground floor level with two bedroom flat at first floor served by dormers and rooflights.  
ALPC Comment: No objections  
TRDC Decision: Refused  

Reason: R1 The proposed two storey building, by virtue of its height, width, depth, siting and plot size, would result in a cramped, incongruous and unduly prominent feature to the detriment of the visual amenities of the street scene of Farriers Way and Bucknalls Lane. The proximity of the building to the front boundary would emphasise the dominance of the development and prevent cars standing free of the highway and would obstruct the free flow of traffic along Farriers Way, demonstrating overdevelopment of the site. The proposal would therefore be contrary to Policies CP3, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

R2 The proposed development, by virtue of its height, width, depth and siting close to the southern and eastern boundaries, would result in a dominant, oppressive and unneighbourly form of development that would negatively affect the enjoyment of the neighbouring gardens to the detriment of the neighbouring residential amenities. The proposal would therefore be contrary to Policy CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

R3 In the absence of an agreement under the provisions of Section 106 of Town and Country Planning Act 1990, the development would not contribute to the provision of affordable housing. The proposed development therefore fails to meet the requirements of Policy CP4 of the Core Strategy (adopted October 2011) and the Affordable Housing Supplementary Planning Document (approved June 2011).
3. 20/0250/FUL ALPC meeting 19/02/2020  
121 South Way Abbots Langley WD5 0GZ - Single storey rear extension and internal alterations.  
ALPC Comment: No objections  
TRDC Decision: Approved
4. 20/0116/FUL ALPC meeting 19/02/2020  
Westport House 78 Bucknalls Lane Garston Watford Hertfordshire WD25 9JQ - Single storey side extension to existing garage.  
ALPC Comment: No objections  
TRDC Decision: Approved

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5. 20/0326/FUL ALPC meeting 19/02/2020  
94 Coates Way Garston Watford Hertfordshire WD25 9PA - Single storey rear extension.  
**ALPC Comment:** No objections  
**TRDC Decision:** Approved
6. 20/0299/FUL ALPC meeting 19/02/2020  
St Lawrences Church High Street Abbots Langley Hertfordshire - Removal of pebbledash render, conservation repair of the original render and application of limewash.  
**ALPC Comment:** Members support the application to this Grade 1 listed building, which is in the conservation area and also in a prominent location in the village.  
The church building requires continual upkeep and maintenance, this application supports that ongoing need.  
**TRDC Decision:** Approved
7. 20/0280/FUL ALPC meeting 11/03/2020  
80 Cunningham Way Leavesden WD25 7NL - Conversion of existing garage into habitable accommodation and alterations to fenestration.  
**ALPC Comment:** No objections  
**TRDC Decision:** Approved
8. 20/0065/OUT ALPC meeting 11/03/2020  
Land Adjacent To Coles Farm Chequers Lane Abbots Langley Hertfordshire - Outline Consent: Subdivision of the site and erection of a four bedroom detached dwelling with associated parking and access (layout and scale reserved).  
**ALPC Comment:** The members object to continued further development of the site within the greenbelt. They feel that the objections from no. 3 Coles Farm should be taken into account when deciding on this outline application. Proposals for this site have been refused previously and the members cannot see any that any special circumstances have been demonstrated here.  
**TRDC Decision:** Refused  
**Reason: R1** The proposed development would not contribute to the provision of affordable housing and it has not been demonstrated that such provision would not be viable. The development therefore fails to meet the requirements of Policy CP4 of the Core Strategy (adopted October 2011) and the Affordable Housing Supplementary Planning Document (approved June 2011).  
**R2** The proposed new dwelling by virtue of its siting falling outside of a village, the intensification of use and the encroachment of urbanising features into the open part of the site would constitute inappropriate development which, by definition, would be harmful to the Green Belt and also result in harm to openness. The proposed development fails to meet any of the exceptions outlined within the NPPF at paragraph 145 and no very special circumstances have been put forward which would outweigh the inappropriateness of the development and harm to openness. The proposed development would therefore be contrary to Policy CP11 of the Core Strategy (adopted October 2011), Policy DM2 of the Development Management Policies LDD document (adopted July 2013) and the NPPF (2019).  
**R3** The proposed new dwelling would result in unacceptable overlooking to the remaining private amenity space serving No.2. As a result, the development fails to have regard to protecting the visual and residential amenity of No.2 Coles Farm and is contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

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9. 20/0301/FUL

ALPC meeting 11/03/2020

Building 6 Hercules Way Leavesden Watford Hertfordshire WD25 7GS - Change of use of part of the ground floor from office (use class B1) to use as a children's nursery (use class D1) together with the provision of a new entrance and outside landscaped garden for use in conjunction with operations at Warner Bros. Studios Leavesden and Leavesden Park.

ALPC Comment: No objections

TRDC Decision: Approved

10. 20/0394/FUL

ALPC meeting 11/03/2020

102 Kindersley Way Abbots Langley Hertfordshire WD5 0DQ - Demolition of detached garage and store and erection of single storey rear extension and two storey side extension.

ALPC Comment: No objections

TRDC Decision: Approved

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Planning applications to be considered on 22<sup>nd</sup> April 2020.

### Appendix B1

1. 20/0597/FUL Valid date: 31/03/2020  
Land at Plot 4 Hercules Way Leavesden - Provision of a refuse store and associated enclosure and hardstanding to serve Buildings 5 and 6 at Leavesden Park.
2. 20/0619/FUL Valid date: 31/03/2020  
7 Helston Place Abbots Langley WD5 0NB - Part Retrospective: Erection of timber boundary fence and outbuilding on land to front of dwelling.
3. 20/0645/RSP Valid date: 31/03/2020  
18 Linnet Road Abbots Langley WD5 0GN - Retrospective: Extension to residential curtilage and relocation of new boundary fence.
4. 20/0589/FUL Valid date: 30/03/2020  
Pimlico House Hyde Lane Nash Mills HP3 8SA - Part single, part first floor, part two storey side and rear extensions, connection of outbuilding to main dwelling, loft conversion include extension to roof, increase in ridge height and installation of front and rear dormers and construction of raised terraces.
5. 20/0578/LBC Valid date: 02/04/2020  
11 Home Park Cottages Station Road Kings Langley WD4 8LD - Listed Building Consent: Single storey front and rear extensions, replacement windows and internal alterations.
6. 20/0588/FUL Valid date: 03/04/2020  
47 Tudor Manor Gardens Garston WD25 9TQ - Single storey rear extension and addition of first floor to create a two storey dwelling including loft accommodation served by three storey rear extension and rooflights, alterations to frontage including new access.
7. 20/0607/FUL Valid date: 03/04/2020  
28 Chapel Close Watford Hertfordshire WD25 7AR - Subdivision of site and construction of two storey end of terrace four-bedroom dwelling with loft accommodation and associated works including new vehicular access.
8. 20/0684/FUL Valid date: 01/04/2020  
17 Adrian Road Abbots Langley WD5 0AG - Single storey rear extension, alterations to existing first floor rear projection and insertion of front dormer window.
9. 20/0545/FUL Valid date: 08/04/2020  
8 Gallows Hill Abbots Langley WD4 8PQ - Installation of vehicular access and provision of hardstanding to frontage.
10. 20/0631/FUL Valid date: 09/04/2020  
Land To The South East Of White House Farm Harthall Lane Kings Langley Hertfordshire - Retrospective: Retention of agricultural buildings for agricultural storage and livestock including ancillary hardstanding.

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Planning applications to be considered on 22nd April 2020.

Appendix B2

1. 20/0577/FUL Valid date: 16/04/2020  
Parkview Bucknalls Close Garston - Three-storey extension to existing building to increase provision of internal space to existing flats.
2. 20/0673/FUL Valid date: 08/04/2020  
23 Ivy Close Leavesden WD25 7NQ - Front porch, conversion of garage into habitable accommodation and single-storey side and rear extension.