



Hertsmere Borough Council

Planning Committee Agenda

Thursday, 8 October 2026 at 6.00 pm

Civic Offices, Elstree Way, Borehamwood, Hertfordshire, WD6 1WA

Membership

Councillor H Green (Chair)

Councillor M Amron
Councillor M Handley
Councillor P Morris
Councillor L Silver
Councillor N Susman

Councillors M Allen (Vice-Chair), C Gray (Vice-Chair) and D Lambert (Vice-Chair)

Councillor G Briski
Councillor A Kaza
Councillor B Rosehill
Councillor L Smith

Enquiries about this Agenda to:
Democratic Services

Phone: 020 8207 7550
Email: democratic.services@hertsmere.gov.uk

You can look at a paper copy of the non-confidential committee agenda and reports of officers at least five working days before the meeting at:

- The Civic Offices, Elstree Way, Borehamwood, Hertfordshire, WD6 1WA

Under the [The Openness of Local Government Bodies Regulations 2014](#), any member of the Public may record meetings provided it does not cause a disruption. As such, if you are attending a Council meeting physically you accept that you may be captured on their recording, or the Council's systems. Where Council meetings are webcast, you can watch them live on YouTube and they are normally available after the meeting: <https://www.youtube.com/@HertsmereWebcasts>

You can find out more and see papers at: <https://hertsmere.moderngov.co.uk/>

For directions to the meeting venue, please visit www.hertsmere.gov.uk/Contact-Us.aspx

Please see overleaf for details of how to register to speak at Planning Committee meetings.

Contact Democratic Services on 020 8207 7550 for any further information.

Chief-Executive
Civic Offices, Elstree Way, Borehamwood, Hertfordshire, WD6 1WA

Special Notice for members of the public

You may speak to the Committee for three minutes on any planning application shown in these papers to be determined at the meeting.

Please note that the order is indicative only and may be varied on the night by the Chair.

Ring 020 8207 7550 between 10am and 4pm on the day of the meeting

We will need to know:

The application on which you wish to speak

Your full name

Your address

Your telephone number

Whether you are in favour of or against the application

Whether you also represent anyone else

Whether we can pass your details on to any other caller with a similar point of view

This procedure allows for **ONE** person to speak in support of the application and **ONE** against the application. The applicant will be given first refusal and all other requests to speak shall be dealt with on a "first come, first served" basis. Therefore, if you have registered to speak, we ask if we may pass your details onto anyone else who phones with a similar point of view. This is so that you may take into account any issues they would have liked to raise. Only if you give your consent will we put others in touch with you prior to the meeting.

Each person making representations will be allowed a maximum period of three minutes in which to speak ***[advice on how to comment on proposals is overleaf]***. If you are speaking on behalf of others, for example, neighbours, you will need to provide a letter (or similar) signed by them authorising you to do so.

You are only permitted to speak. You are not permitted to circulate material, including photographs, to the Committee Members. All requests to circulate material will be refused.

Councillors who are not members of the committee may speak as **Community Advocates** for up to 5 minutes on behalf of others. They are required to ring the telephone line above between 10am and 4pm on the day of the meeting and shall also be limited to one speaker in support and one in objection.

At the meeting

- (a) The Planning Officer will present the application with the aid of slides;
- (b) The Chair will call upon the person representing objectors to speak for a maximum of 3 minutes;
- (c) The Chair will call upon the person representing supporters to speak for a maximum of 3 minutes;
- (d) The Chair will call upon the Community Advocate to speak in objection for a maximum of 5 minutes;
- (e) The Chair will call upon the Community Advocate to speak in support for a maximum of 5 minutes;
- (f) The Planning Officer will be invited to comment on any views expressed during the earlier stages;
- (g) Members will debate the application;
- (h) Officers will sum up the issues if this is necessary;
- (i) Members will reach their decision.

Your details, excluding your telephone number, may be given at the meeting to the Members of the Committee, the Press and any other members of the public present.

The number to ring is 020 8207 7550

The line will be open between 10am and 4pm on meeting days only - if the line is busy, please call back. Requests under these arrangements are dealt with only on this number on the day of the meeting.

Some advice on commenting on proposals

The Council must pay particular attention to the Development Plan for the area when considering planning applications. For applications validated on or after 17 January 2013 this comprises:

- the Hertsmere Local Plan Core Strategy Development Plan Document (adopted January 2013)
- saved policies in the Hertsmere Local Plan (adopted 2003) which have not been replaced by policies within the Hertsmere Core Strategy
- the draft Site Allocations and Development Management Policies 2015 (approved for interim use in the determination of planning applications)
- the Waste Core Strategy and Development Management Policies Development Plan Document prepared by Hertfordshire County Council (adopted November 2012)
- the Hertfordshire Minerals Local Plan Review prepared by Hertfordshire County Council (adopted March 2007 and saved March 2010)

The Council also produces additional guidance in the form of Supplementary Planning Documents (SPDs). Whilst these do not have Development Plan status they have been subject to public consultation and are taken into account as material considerations in dealing with planning applications.

Before deciding whether or not you wish to make representations to the Committee, we strongly advise you to read the officers' report on the application which is available on the council website.

You can look at a paper copy of the non-confidential committee agenda and reports of officers at least five working days before the meeting at:

- The Civic Offices, Elstree Way, Borehamwood, Hertfordshire, WD6 1WA

You can look at an electronic version of the non-confidential committee agenda and reports of officers at least five working days before the meeting at Aldenham Parish Council Offices, Aldenham Avenue, Radlett, WD7 8HL

Background papers used to prepare reports (including the application forms and plans) are public documents and can be inspected at the Civic Offices, on request.

Planning permission can be refused only if there are sound planning reasons for doing so. Problems are sometimes resolved without refusing planning permission. The Council often discusses problems with the applicant concerned, and amendments may be made to an application. One other way the Council addresses problems, is by granting planning permission subject to conditions. Your views are important and assist the Council in focusing on those aspects of an application that are not satisfactory. The following checklist may help you:

- *If the application is for a change of use, do you think the proposed use is a suitable one for this locality?*
- *Is the general appearance of the development, including its height and design, acceptable?*
- *Will the development affect you unreasonably because of over dominance, loss of day light or loss of privacy?*
- *Do you think the development will cause a nuisance [noise or fumes] to an unreasonable extent?*
- *Do you think that the development will give rise to unacceptable traffic congestion or traffic hazards?*
- *Do you think that the development will have any other unacceptable impact on the area?*

Please remember, that objections raised on non-planning grounds cannot be taken into account by the Committee when they determine a planning application. Examples of such reasons are that property values will be reduced; trade lost if a new business sets up; or that a familiar view will be lost. The Council cannot, and does not, involve itself in boundary disputes.

We hope you find this information useful.

Urgent Late Business

Members are requested to notify the Democratic Services Officer of any additional urgent business which they wish to be discussed by the Committee following the matters set out on either the Part I or Part II Agenda, so that their request can be raised with the Chair. Under the Access to Information Act 1985, Members must state the special circumstances which they consider justify the additional business being considered as a matter of urgency.

1. Membership

To receive details of any change in Membership of this Committee notified since the agenda was printed.

2. Communications and Apologies for Absence

- (a) Communications (if any) relating to business on the agenda.
- (b) Apologies for absence.

3. Declarations of Interest

Members are required to declare any Disclosable Pecuniary Interests they or their spouse/partner have in any matter which is to be considered at this meeting. Members must also declare any other pecuniary or non-pecuniary interests they have in any matter to be considered at this meeting.

The responsibility for declaring an interest rests solely with the member concerned. Members must clearly state to the meeting the existence and nature of any Disclosable Pecuniary Interest, Other Pecuniary Interest or Non-Pecuniary Interest and the agenda item(s) to which it/they apply.

Disclosable Pecuniary Interests are prescribed by the Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012 as follows:

a. Employment, office, trade, profession or vocation

Any employment, office, trade, profession or vocation carried on for profit or gain.

b. Sponsorship

Any payment or provision of any other financial benefit (other than from the relevant authority) made or provided within the relevant period in respect of any expenses incurred by a member in carrying out duties as a member, or towards your election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.

c. Contracts

Any contract which is made between the relevant person (or a body in which the relevant person has a beneficial interest) and the relevant authority— (a) under which goods or services are to be provided or works are to be executed; and (b) which has not been fully discharged.

d. Land

Any beneficial interest in land which is within the area of the relevant authority.

e. Licences

Any beneficial interest in land which is within the area of the relevant authority.

f. Corporate tenancies

Any tenancy where (to the member's knowledge) - (a) the landlord is the relevant authority; and (b) the tenant is a body in which the relevant person has a beneficial interest.

g. Securities

Any beneficial interest in securities of a body where – (a) that body (to the member's knowledge) has a place of business or land in the area of the relevant authority; and (b) either (i) the total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body; or (ii) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the relevant person has a beneficial interest exceeds one hundredth of the total issued share capital of that class.

In cases of Disclosable Pecuniary Interest, Members must withdraw from the meeting room while the matter is being considered.

4. Minutes of the previous meeting

To confirm and sign the **ATTACHED** minutes of the meetings of the Committees held on 3 September and 10 September 2026.

(Pages 1 - 12)

In accordance with the Constitution no discussion shall take place upon the minutes, except upon their accuracy.

5. Planning Applications for Determination at the Meeting

All the recommendations set out in the reports on this agenda have been endorsed by a Development Team Manager.

(Page 13)

Note an update sheet **TO FOLLOW** may be issued after the publication of the main agenda to cover additional information.

5.A 25/1512/VOC 26 - 30 Theobald Street, Borehamwood, Hertfordshire

The **ATTACHED** report proposes: 'Variation of conditions 2 (plans) and 3 (noise) to allow for alterations to design, siting, materials and noise assessment following grant of planning permission 23/1775/FUL. (Includes discharge of conditions 6, 7, 11, 12, 13, 15, 16, 18, 19, 21, 25, 29, and 30)'

(Pages 14 - 47)

5.B 26/0883/FUL 63 Bairstow Close, Borehamwood, Hertfordshire

The **ATTACHED** report proposes: 'Demolition of front and rear extensions and subsequent subdivision of property into 2x dwellings with associated cycle and refuse storage.'

(Pages 48 - 71)

5.C 26/0898/LBC The White Hart, St Albans Road, South Mimms

The **ATTACHED** report proposes: 'Replacement of existing windows with bespoke timber windows and replacement of the northern perimeter wall (Application for Listed Building Consent).'

(Pages 72 - 86)

6. Planning Appeals: current position

To receive the attached lists for information.

(Pages 87 - 96)

7. Any Other Business that the Chairman considers Urgent

In accordance with Section 100B(4) of the Local Government Act 1972, amended by the Access to Information Act of 1985, no urgent business may be raised unless it has been approved by the Chairman. The item and reason for urgency must be announced at the start of the meeting.

8. Dates of Future Meetings

Future meetings are scheduled to take place at the Civic Offices, Elstree Way, Borehamwood, as follows:

- 5 November 2026
- 26 November 2026

Civic Offices,
Elstree Way
Borehamwood
HERTS WD6 1WA

29 September 2026

Hertsmere Borough Council

Planning Committee

Minutes of the meeting held in Civic Offices, Elstree Way, Borehamwood, Hertfordshire, WD6 1WA

Thursday, 3 September 2026

Present

Voting Members:

Councillors H Green (Chair), M Allen (Vice-Chair), C Gray (Vice-Chair),
D Lambert (Vice-Chair), G Briski, M Handley, A Kaza, P Morris, B Rosehill,
L Silver, L Smith and N Susman

Also Present:

Councillors N Oakley

Officers:

P Geraghty	Deputy Chief Executive Service Delivery
H Patterson	Assistant Director Legal & Democratic Services
K Aratoon	Legal Services Manager
M Kolaszewski	Interim Head of Planning, Economic Development & Climate Change
G O'Brien	Principal Planning Officer
A Witherick	Democratic Services Manager

168. Membership

There had been no changes in membership of the Committee.

169. Communications and Apologies for Absence

Apologies for absence had been received from Councillor M Amron.

170. Declarations of Interest

No Members had an interest to declare under any of the items of business on the agenda.

171. Minutes of the previous meeting

NOTED that the minutes of the meeting held on 20 August 2026 would be brought for approval at the regular scheduled meeting of the Planning Committee on 10 September 2026.

172. Planning Applications for Consideration at the Meeting

Consideration was given to the planning applications listed at Item 5 of the agenda.

172.1 Section 62A Planning Application: S62A/2026/0159/ Maple House, Nos 8-16 (even) & 30-32 High Street and nos 1-7 Princes Parade, Potters Bar, EN6 5BA

The Planning Officer presented the application which was for: 'Partial demolition of existing buildings (with retention of existing two-storey car park and substation) and redevelopment of the site to provide a mixed-use development comprising residential apartments (class C3) and flexible commercial floorspace (class E) across 4 blocks and associated internal roads, parking, drainage, landscaping, amenity space and associated works (PINS reference S62A/2026/0159).'

In response to Member queries, clarification was given that the housing provision was 100% marking housing at market value. Scrutiny of the Viability Assessment was within the remit of the Planning Inspectorate and Officers would encourage them to do so in their consultee response. The draft section 106 agreement sent by the applicant to Officers and The Planning Inspectorate (PINS) included a review mechanism. Therefore, if there were improvements and uplifts, a financial contribution could be secured and used for provisions such as affordable housing. This would be contingent upon the Planning Inspectorate deeming it appropriate and granting permission. The applicant had suggested they would make a financial contribution to offsite improvements to public open space.

Members were satisfied with the principle of development but were concerned over the lack of provision of affordable and social housing, lack of parking and lack of community amenity provision. They asked how the Section 62A process would work regarding this application. The Interim Head of Planning, Economic Development & Climate Change explained that PINS would not negotiate at all with the applicant and the decision would be made based on the application as submitted before them. If it were refused, the applicant would have no right of appeal, however the applicant would have a right to resubmit the application, addressing any material reasons for refusal made by the Inspectorate. They advised that as a consultee, Hertsmer could provide comments and raise concerns but could not recommend refusal given that they did not have all the information before them regarding assessments and scrutiny which was within the remit of PINS.

Clarification was also given that the scheme was not fully compliant with all of Hertsmer's Planning policies, specifically regarding Design. It was also unclear to Officers whether it was compliant with policies regarding flood risk, highways and provision of affordable housing. This was for PINS to determine in this situation and would form part of the Hertsmer's consultee response to this application.

It was proposed by: Councillor G Briski, seconded by Councillor M Allen that the recommendations as set out in the report be agreed.

For: (12 total) – Councillors L Silver, M Handley, A Kaza, P Morris, G Briski, C Gray, H Green, D Lambert, M Allen, N Susman, B Rosehill, L Smith.

Against: (0 total) – No votes.

Abstain: (0 total) – No votes.

Total votes cast: 12

RESOLVED that That the Head of Planning, Economic Development and Climate Change be authorised to advise the Planning Inspectorate that Hertsmere Borough Council make the following observations on this application:

- a) No objection in principle to the grant of planning permission for the quantum of development proposed, however;**
- b) The proposed development is of insufficient design quality for its prominent location and importance to the wider regeneration of Potters Bar;**
- c) If the Inspector is minded to grant planning permission, affordable Housing should be sought unless the Inspector is satisfied that the scheme is genuinely unviable, and that no affordable housing on-site or payment in lieu can be secured;**
- d) Any other observations arising from consultee comments which have not been received by 3rd September 2026; and**
- e) If the Inspector is minded to grant planning permission, suggested conditions and Heads of Terms.**

173. Any Other Business that the Chairman considers Urgent

There was none.

174. Dates of Future Meetings

The Chair reminded Members of the Planning Member Training session due to take place on 7 September 2026.

The next meeting of the Planning Committee was scheduled for 10 September 2026.

Closure: 7.03 pm

Chair

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Hertsmere Borough Council

Planning Committee

Minutes of the meeting held in Civic Offices, Elstree Way, Borehamwood, Hertfordshire, WD6 1WA

Thursday, 10 September 2026

Present

Voting Members:

Councillors H Green (Chair), M Allen (Vice-Chair), C Gray (Vice-Chair),
D Lambert (Vice-Chair), M Amron, G Briski, M Handley, A Kaza, P Morris,
B Rosehill, L Silver, L Smith and N Susman

Also Present:

Councillors J Newmark, N Oakley and L Selby

Officers:

H Patterson	Assistant Director Legal & Democratic Services
K Aratoon	Legal Services Manager
M Kolaszewski	Interim Head of Planning, Economic Development & Climate Change
L Page	Principal Planning Officer
G O'Brien	Principal Planning Officer
J Lemm	Principal Planning Officer
C Ellis	Senior Planning Officer
H Holt	Planning Officer
A Moore	Democratic Services Officer

199. Membership

There had been no changes in membership of the Committee.

200. Communications and Apologies for Absence

There were none.

201. Declarations of Interest

No Members had an interest to declare under any of the items of business on the agenda.

202. Minutes of the previous meeting

RESOLVED that the minutes of the meeting held on 20 August 2026 be approved and signed as a correct record.

Noted that the minutes of the meeting held on 3 September 2026 would be brought for approval at the next regular scheduled meeting.

203. Planning Applications for Determination at the Meeting

Consideration was given to the planning applications listed at Item 5 of the agenda and the amendments and additions sheet as tabled by Officers.

203.1 25/0138/FUL Bhaktivedanta Manor, Dharam Marg, Hilfield Lane

The Planning Officer presented the application which was for: 'Refurbishment of the Goshala building and erection of new agricultural barn near to the Goshala building. New agricultural barn and replacement of existing polytunnels with glasshouse near to Holland Farm as well as oxen cart and pedestrian footpaths to connect Holland Farm with the Goshala building.'

Mrs J Engels spoke against the application on behalf of herself and local residents.

Mr N Das spoke for the application on behalf of the applicant.

Councillor L Selby spoke as Community Advocate against the application.

The Planning Officer gave clarification that the internal changes to the Goshala were not changes of material use and thus did not require planning permission.

In response to a Member queries, the Interim Head of Planning, Economic Development & Climate Change stated that the Transport Assessment conducted had determined there to be no increase in vehicle movements as a result of the proposal. The original section 106 agreement contained an extensive clause regarding traffic monitoring, however Officers agreed to liaise with the Chair to consider a further traffic monitoring condition in response to Member concerns. They also confirmed that the uses proposed were in line with the Supplementary Planning Document (SPD). They reminded Members that this development was not considered inappropriate and would support the agricultural uses on site. Applications should be assessed based on their individual merits and material planning considerations.

Members supported the development as an asset to the area and encouraged a Master design plan to come forward.

It was proposed by: Councillor C Gray, seconded by Councillor A Kaza that the recommendations as set out in the report be agreed.

For: (12 total) – Councillors L Silver, M Handley, A Kaza, P Morris, G Briski, C Gray, H Green, M Allen, N Susman, B Rosehill, L Smith, M Amron.

Against: (1 total) – Councillor D Lambert.

Abstain: (0 total) – No votes.

Total votes cast: 13

RESOLVED that the application be Delegated to the Head of Planning & Economic Development to approve subject to conditions.

[At 6.49 pm Councillor L Selby left the meeting prior to the next Item.]

[At 6.56 pm Councillor J Newmark joined the meeting during the next Item.]

203.2 25/1108/OUT Land On The South Side Of, Dagger Lane, Elstree

Members noted the receipt of additional information as set out in the update sheet.

The Planning Officer presented the application which was for: 'Development to comprise flexible B2/B8 (Industrial, Storage and Distribution) up to 17,000sqm gross external, including ancillary offices. In addition to the above the development will include car and cycle parking, creation of servicing areas and provision of associated services, routes and open spaces within the development, together with all associated works and operations including, but not limited to: earthworks and engineering operations. This application is for a phased development capable of coming forward in distinct and separable phases and/or plots in a severable way. (Outline application to include access with all other matters of appearance, landscaping, layout and scale reserved).'

Mr A Gosling spoke for the application as the agent.

In response to a Member query regarding a request made at the Planning Technical meeting, Officers explained that they had considered whether a time limit condition would be appropriate to shorten the time frame for submission of reserved matters. Officers did not consider it to meet the relevant Planning tests to make the development acceptable and therefore would likely be subject to challenge by the applicant. However, they stated a condition did exist to limit the use to B2/B8 and a new application for planning permission would be required to change this condition.

A Member raised a concern over the sustainability of the location. Officers confirmed that they had afforded moderate weight to sustainability. The site had access to the strategic road network which was important for its logistics use. The National Planning Policy Framework (NPPF) 2026 encouraged a proportionate approach to determining sustainability. The Highways Authority had conducted a transport assessment and considered it to be a sustainable development based on the mitigations and financial contribution included in the application.

In response to further queries, clarification was given that Hertfordshire County Council (HCC) Highways Authority advised Officers what

mitigation was needed to make the development acceptable. They asked for a contribution from the developer to the local walking and cycling infrastructure plan. Requesting financial contributions for other services or areas was not considered reasonable unless requested by relevant consultees. Officers could consider an informative to ask the Highways Authority for a contribution to the 306 bus service, however they would not be required to do so.

It was proposed by: Councillor C Gray, seconded by Councillor P Morris that the recommendations as set out in the report be agreed, with the inclusion of an informative to request that HCC consider a financial contribution to public services.

For: (13 total) – Councillors L Silver, M Handley, A Kaza, P Morris, M Amron, G Briski, C Gray, H Green, D Lambert, M Allen, N Susman, B Rosehill, L Smith.

Against: (0 total) – No votes.

Abstain: (0 total) – No votes.

Total votes cast: 13

RESOLVED that the application be DELEGATED TO THE HEAD OF PLANNING AND ECONOMIC DEVELOPMENT OR DEVELOPMENT MANAGEMENT TEAM MANAGER TO GRANT PLANNING PERMISSION, subject to a suitably worded s106 agreement and conditions, and referral to the Secretary of the State to consider calling the application in under the Town and Country Planning (Consultation) (England) Direction 2024 and the inclusion of an informative requesting that HCC consider a financial contribution to public services.

[At 7.26 pm after the end of the previous item the Chair adjourned the meeting.]

[At 7.36 pm before the start of the next item the Chair resumed the meeting.]

203.3 25/1774/FUL Haberdashers Askes School For Girls, Aldenham Road, Elstree

Members noted the receipt of additional information as set out in the update sheet.

The Planning Officer presented the application which was for: 'Creation of a 3G synthetic pitch with associated fencing, new natural turf pitches, and associated sporting facilities.'

Mr R Henley spoke for the application as the agent.

Clarification was given that the application was being considered at Planning Committee as it was a major development. Discussions had taken place to consider whether replacement Biodiversity could be

retained on site, however it was not considered possible due to a variety of reasons such as safety concerns. It was considered more appropriate to provide the habitat offsite.

Members supported the application and welcomed the 3D pitches being accessible for community use.

It was proposed by: Councillor P Morris, seconded by Councillor C Gray that the recommendations as set out in the report be agreed.

For: (13 total) – Councillors L Silver, M Handley, A Kaza, P Morris, G Briski, C Gray, H Green, D Lambert, M Allen, N Susman, M Amron, B Rosehill, L Smith.

Against: (0 total) – No votes.

Abstain: (0 total) – No votes.

Total votes cast: 13

RESOLVED that the application be Delegated to the Head of Planning, Economic Development and Climate Change to GRANT planning permission subject to the following conditions and following the completion of a suitably worded section 106 Planning Agreement.

[At 7.50 pm Councillor J Newmark left the meeting prior to the next item.]

203.4 26/0248/FUL 8 - 9 Station Close, Potters Bar, Hertfordshire

The Planning Officer presented the application which was for: 'Change of use from existing warehouse (Use Class B8) to provision of medical or health services (Use Class E) and erection of cycle storage.'

Officers confirmed that the operation of use remained largely as per the extant planning permission, though with additional clients permitted per day. The application had been submitted with a travel plan and there was a condition to secure this which would promote sustainable measures for staff. There were 4 parking spaces provided at the front of the site, with potential for 2 lease spaces in the adjacent Station Road car park and 5 lease spaces in the Sainsbury's car park. These lease spaces were unsecured and thus did not form part of the Officer assessment, however Officers had determined it to be a sustainable location in relation to distance to public transport, the nature of the use and the secured travel plan.

It was proposed by: Councillor P Morris, seconded by Councillor C Gray that the recommendations as set out in the report be agreed.

For: (13 total) – Councillors L Silver, M Amron, M Handley, A Kaza, P Morris, G Briski, C Gray, H Green, D Lambert, M Allen, N Susman, B Rosehill, L Smith.

Against: (0 total) – No votes.

Abstain: (0 total) – No votes.

Total votes cast: 13

RESOLVED that planning permission be **GRANTED** subject to the conditions as set out in Section 9 of the report attached to the agenda.

203.5 25/1326/FUL Land At, Church Lane, Aldenham

The Planning Officer presented the application which was for: 'Construction of eight dwellings, with access off Church Lane, car and cycle parking, and landscaping' and noted the amended recommendation as set out below.

Mr P Koopman spoke for the application as the agent.

Officers clarified that the basis for the amended recommendation was to delegate to the Head of Planning to secure the affordable housing provision via a Section 106 Legal Agreement and that if it was not agreed within a set period, a decision to refuse could be expedited.

Clarification was also given that a Climate Change and Energy statement had been submitted with the application and solar panels were not being proposed. In response to queries, Officers confirmed an informative could be included for Officers to converse with the developer over whether solar panels could be accommodated but they would not be required to do so. There was a detailed parking condition to be imposed which included submission of details to ensure adequate parking provision on site. They noted that it was not within Hertsmere's remit to be able to enforce users not to park on the Highway in an area with no restrictions. The application was a major application due to the floor size under the DMPO (Development Management Procedure Order) but not a major under the NPPF in terms of how the assessment was conducted. Hence, the Golden Rules did not apply.

The Officer sought some amendments to the wording of conditions, including the removal of Condition 33.

Members supported the proposal and commended the provision of affordable housing.

It was proposed by: Councillor D Lambert, seconded by Councillor C Gray that the recommendations as set out in the report be agreed.

For: (13 total) – Councillors L Silver, M Handley, A Kaza, P Morris, G Briski, C Gray, H Green, D Lambert, M Amron, M Allen, N Susman, B Rosehill, L Smith.

Against: (0 total) – No votes.

Abstain: (0 total) – No votes.

Total votes cast: 13

RESOLVED that the application be DELEGATED TO THE HEAD OF PLANNING AND ECONOMIC DEVELOPMENT OR DEVELOPMENT MANAGEMENT TEAM MANAGER TO GRANT PLANNING PERMISSION, subject to a suitably worded section 106 agreement.

203.6 25/0170/FUL The Hertsmere, 30 Watling Street, Elstree

The Planning Officer presented the application which was for:
'Extension to existing driving range area with associated change in levels to north, east and west of the driving range and re-configuration of 12th, 16th and 17th holes with associated landscaping.'

Ms S Isherwood spoke for the application as the agent.

Members were satisfied with the proposal.

It was proposed by: Councillor L Silver, seconded by Councillor B Rosehill that the recommendations as set out in the report be agreed.

For: (13 total) – Councillors L Silver, M Handley, A Kaza, P Morris, G Briski, C Gray, H Green, D Lambert, M Allen, N Susman, B Rosehill, L Smith, M Amron.

Against: (0 total) – No votes.

Abstain: (0 total) – No votes.

Total votes cast: 13

RESOLVED that the application be Delegated to the Head of Planning & Economic Development to grant planning permission subject to the following conditions and following the completion of a suitably worded section 106 Planning Agreement.

204. Planning Appeals: current position

Noted the current planning appeals and appeal decisions as set out at Item 6 of the agenda.

205. Any Other Business that the Chairman considers Urgent

There was none.

206. Dates of Future Meetings

The next meeting was scheduled for 8 October 2026.

Closure: 8.37 pm

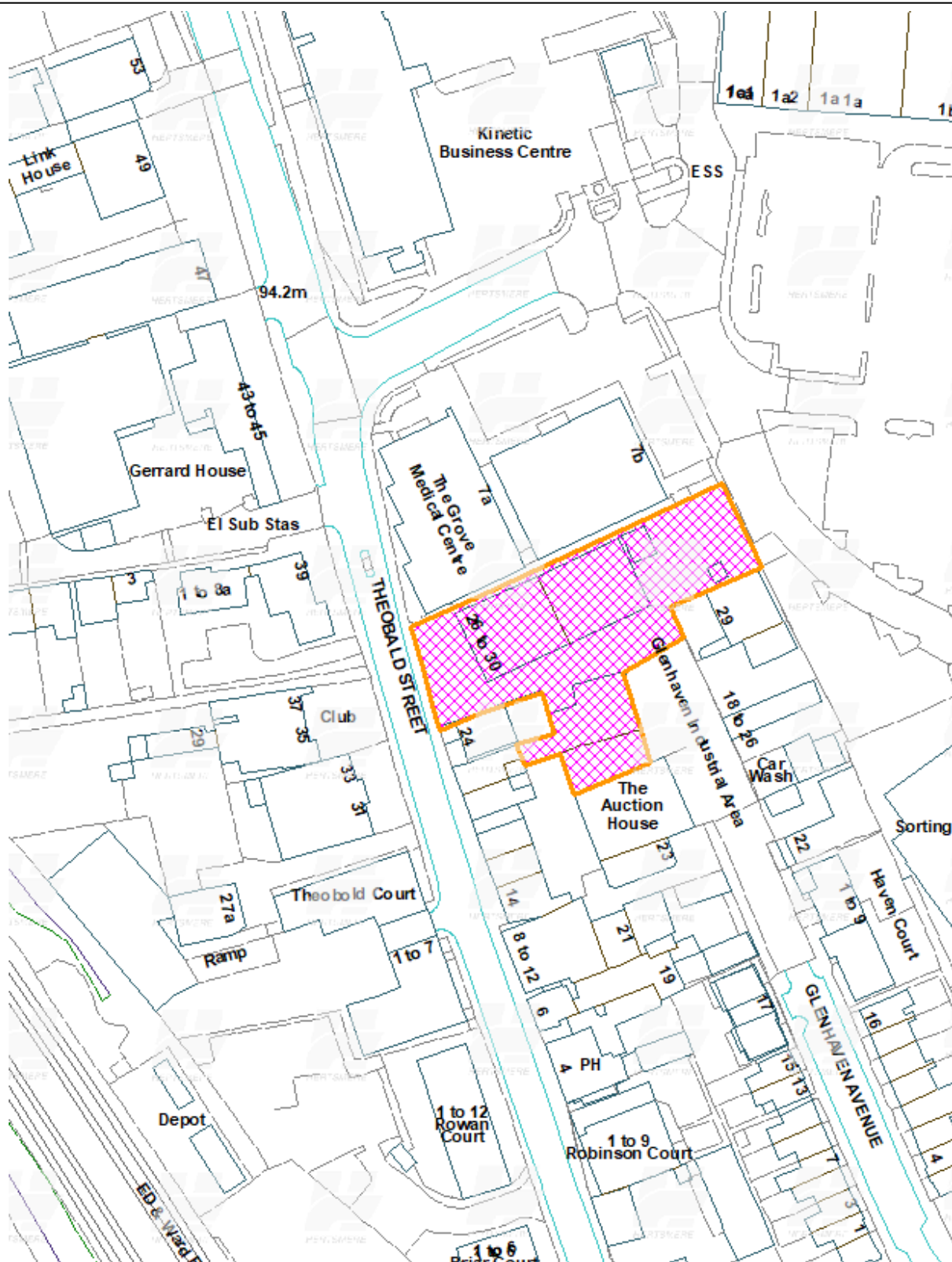
Chair

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Items for Hertsmere Planning Committee

08/10/2026

Pages	Item No.	Application No.	Site Address	Proposal	Case Officer	Recommendation
	A	25/1512/VOC	26 - 30 Theobald Street Borehamwood Hertfordshire WD6 4SG	Variation of conditions 2 (plans) and 3 (noise) to allow for alterations to design, siting, materials and noise assessment following grant of planning permission 23/1775/FUL. (Includes discharge of conditions 6, 7, 11, 12, 13, 15, 16, 18, 19, 21, 25, 29, and 30)	Georgia O'Brien	Grant Permission
	B	26/0883/FUL	63 Bairstow Close Borehamwood Hertfordshire WD6 4TB	Demolition of front and rear extensions and subsequent subdivision of property into 2x dwellings with associated cycle and refuse storage.	Marcus Truman	Grant Permission
	C	26/0898/LBC	The White Hart St Albans Road South Mimms Potters Bar Hertfordshire	Replacement of existing windows with bespoke timber windows and replacement of the northern perimeter wall (Application for Listed Building Consent)	Holly Holt	Grants Consent



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Date of Meeting: 8 October 2026

APPLICATION NO: 25/1512/VOC

DATE OF APPLICATION: 21 October 2025

STATUTORY START DATE: 21 October 2025

SITE LOCATION

26 - 30 Theobald Street, Borehamwood, Hertfordshire, WD6 4SG

DEVELOPMENT

Variation of conditions 2 (plans) and 3 (noise) to allow for alterations to design, siting, materials and noise assessment following grant of planning permission 23/1775/FUL. (Includes discharge of conditions 6, 7, 11, 12, 13, 15, 16, 18, 19, 21, 25, 29, and 30)

AGENT

Mr David Marjoram
Gateway House
55 Coniscliffe Road
Darlington
DL3 7EH

APPLICANT

Mandale Homes
C/O Agent

WARD: Borehamwood Brookmeadow

GREEN BELT: No

CONSERVATION AREA: No

LISTED BUILDING: No

TREE PRESERVATION ORDER: No

REASON FOR COMMITTEE CONSIDERATION

The application is presented to the planning committee to agree the s106 Deed of Variation for the removal of affordable housing, on legal advice that this matter requires committee approval.

1.0 RECOMMENDATION:

DELEGATE TO THE HEAD OF PLANNING AND ECONOMIC DEVELOPMENT TO GRANT PLANNING PERMISSION, subject to a suitably worded s106 Deed of Variation and conditions.

2. EXECUTIVE SUMMARY

- 2.1 The application was deferred at the August Planning Committee meeting following publication of the new NPPF and the need to consider its implications on the proposed development. Officers have considered the provisions of the NPPF 2026 with particular regard to development viability. The scheme remains unviable and therefore no market housing is proposed.

- 2.2 The application comprises a s73 application for minor material amendments to the design of the scheme previously approved by the committee. As part of the submission the applicant also submitted a Financial Viability Appraisal (FVA) demonstrating that the provision of affordable housing is not viable. The previous applicant offered 8 affordable flats voluntarily at reduced profitability, even though it was demonstrated at the time that affordable housing was not viable. This was secured by the principle s106 legal agreement on the approved scheme.
- 2.2 The new applicant now proposes that for the development to go ahead the affordable housing provision is not viable. They seek to omit the provision of 8 affordable flats from the principal s106 agreement via a Deed of Variation. An updated FVA has been vetted by the Council's FVA advisors (Aspinal Verdi) who concur with the applicant's submission, and have noted that the provisions of the NPPF 2026 would not change this position. All other clauses of the extant s106 agreement remain as set out below.
- 2.3 All other considerations on the minor material design amendments are acceptable as set out in the report.

3.0 APPLICATION SITE AND SURROUNDINGS

- 3.1 The application site measures approximately 0.51 hectares and comprises existing one and two storey light industrial/ commercial units, including a garage and a factory/warehouse building and their associated hard standing. The site is located at the northern end of Glenhaven Avenue (which is a cul-de-sac) and is accessed from this road as well as Theobald Street, which is to the west of the site.
- 3.2 The site is located within the designated Borehamwood Town Centre and a Transport Development Area. To the immediate north of the site is the Grove Medical Centre and Halfords. To the east of the site is the Borehamwood Shopping Park car park, and a new 4-5 storey residential development of apartments on Glenhaven Avenue (built pursuant to planning permission ref. 18/2269/FUL). To the south are various uses on Glenhaven Avenue including car services/ repairs businesses and residential dwellings
- 3.3 Conditional full planning permission 23/1775/FUL was granted on 8th October 2024 subject to a s106 legal agreement for the construction of a part three; part four and part six storey building (Block A) comprising of 37 residential units with a ground floor commercial unit (Use Class E) and construction of a three storey building (Block B) comprising 4 residential units with undercroft parking.

4.0 THE PROPOSAL

- 4.1 Variation of condition 2 (drawings/plans) to allow for amendments to the design and layout to permission 23/1775/FUL. The total number of dwellings remains the same as approved in the extant permission for 41 homes in two blocks (A and B) with commercial space on Theobald Street frontage.

- 4.2 The proposed design changes have been amended since the original submission and they can be summarised as follows: -

Block A

- The roof material has been changed to a grey colour coated steel box profiled roofing sheet to suit the applicant's design aspirations;
- An external escape stair has been added to the building, in order to provide an alternative route of escape from the apartments at 4th and 5th floors onto the external amenity terrace.
- The position of 3no. windows (at first, second, and third floor level on the four-storey part of the building) on the north elevation has been corrected as the original arrangement conflicted with the stair landings.

Block B

- The roof material has been changed to a grey colour coated steel box profiled roofing sheet to suit the applicant's design aspirations;
- The building has been repositioned off the southern boundary wall to permit construction and provide space for future maintenance etc.
- In order to protect the residential amenity of existing and future residents: The previous ground floor offshoot to the west (and green roof above at first floor level) has been removed. Condition 28 of the extant permission prevented the use of this green roof area as a balcony, roof garden, or similar amenity area;
- The previous step in the building above first floor level on the west elevation has been removed, thereby removing the green roof at second floor level.
- The fenestration pattern on the west elevation has been amended to reduce the number of windows, with the only proposed windows facing properties to the west now being those from the stair core area.
- The floor plan for the second floor now repeats the first floor layout, with the west elevation displaying box projections and windows only facing north.
- The position of the car park entrance has moved slightly on the east elevation, with the window previously serving the entrance lobby removed from the elevation. This window is no longer needed due to the amended position of the entrance lobby.
- The entrance to the lobby from the north elevation has been moved and altered.

- 4.3 The application includes a noise assessment to discharge Condition 3 of the extant permission.

- 4.4 The applicant has also subsequently submitted additional details and supporting information to discharge the following conditions of the extant permission:-

Condition 6 – Contamination Risk Assessment
Condition 7 – Contamination Remediation Scheme
Condition 11 – Preliminary Asbestos Survey
Condition 12 - Asbestos Method Statement

Condition 13 – Demolition and Construction Environmental Management Plan
 Condition 15 – Dust Management Plan
 Condition 16 – Construction Management Plan (CMP – Traffic and Access)
 Condition 18 – Site Waste Management Plan
 Condition 19 - Biodiversity Net Gain Plan
 Condition 21 – Hard and Soft Landscaping
 Condition 25 – Boundary Treatment/Fencing
 Condition 29 – Temporary Drainage During Construction
 Condition 30 – Surface Water Drainage (SuDS)

- 4.5 The applicant also submitted a Financial Viability Appraisal (FVA) relating to affordable housing provision for 8 flats and this is considered below in the assessment.

5.0 RELEVANT PLANNING HISTORY:

Reference number	Description	Date and outcome
23/1775/FUL	Demolition of the existing Light Industrial unit (B1c Use Class) and vehicle garages/buildings and storages (Sui Generis) to allow for the construction of a part three; part four and part six storey building comprising of 37 residential units with a ground floor commercial unit (Use Class E) and construction of a three storey building comprising of 4 residential units with undercroft parking; hard and soft landscaping including boundary treatment; refuse/recycle and cycle provision; private amenity space with communal gardens/recreational space and vehicular parking with access from Glenhaven Avenue and pedestrian/occupier access from Theobald Street and Glenhaven Avenue.	8 October 2024 Permission subject to/linked to Sect 106

6.0 CONSULTATION & RESPONSES

6.1 Notices

Site Notice (Generic): posted on 6 January 2026; Expiry Date: 27 January 2026
 Press Notice: published in Borehamwood Times on 13 November 2025; Expiry Date: 4th December 2025

6.2 Summary of consultation responses

Consulted:

Consultee	Date Consulted
Housing	24 October 2025
HCC Growth & Infrastructure - (S106)	24 October 2025

Consultee	Date Consulted
Rights Of Way Countryside Access Officer	24 October 2025
HCC Growth and Infrastructure Team (South West)	24 October 2025
Architectural Liaison Officer (Police)	24 October 2025
Elstree & Borehamwood Town Council	24 October 2025
CPRE Hertfordshire	24 October 2025
Waste Management Services	24 October 2025
Hertsmere Chamber of Trade	24 October 2025
Environmental Health & Licensing	24 October 2025
Elstree & Borehamwood Residents Association	24 October 2025
Met Office	24 October 2025
Parking Operations	24 October 2025
Elstree Aerodrome	24 October 2025
NHS England	24 October 2025
Senior Flood Risk and SuDS Officer	24 October 2025
Highways	24 October 2025
Thames Water Development Planning	24 October 2025
Affinity Water Limited	24 October 2025
HCC Minerals and Waste Planning Team	24 October 2025
Ecology	24 October 2025
National Highways	24 October 2025
Transport For London	24 October 2025
Climate Change	24 October 2025
Hertfordshire Fire & Rescue Service - Hydrants Only Catherin	24 October 2025
HCC Growth & Infrastructure	24 October 2025
Private Sector Housing Officer	24 October 2025
Building Control	24 October 2025
Senior Traffic Engineer	24 October 2025
Uk Power Networks	24 October 2025
Cadent Gas Limited (Prev National Grid Company Plc)	24 October 2025
The Hertfordshire Environmental Records Centre	24 October 2025
Parks & Cemeteries - Waste & Street Scene	24 October 2025
Herts & Middlesex Wildlife Trust	24 October 2025
CIL	24 October 2025
Policy & Transport - Majors Only	24 October 2025
Policy & Transport - Majors Only (GP)	24 October 2025
NHS East Of England Ambulance Service	24 October 2025
Economic Development Officer	24 October 2025
S106	24 October 2025
CIL2 -	24 October 2025
Urban Design Officer	24 October 2025
East Of England Ambulance Service	24 October 2025

6.3 Responses: Summarised

Consultee	Comment
Environmental Health & Licensing	Following review of the submitted information the EHO confirm Conditions

Consultee	Comment
	3, 11, 12, 13 and 15 can be discharged. Further information is required to discharge Conditions 6 and 7.
Parking Operations	No comments to make on this application
Senior Flood Risk and SuDS Officer	No objection - Accepts the information submitted in respect of Conditions 29 and 30.
Highways	No objection - Comments on Condition 16 (CMP) awaited.
Affinity Water Limited	No objection - Standard advice provided.
HCC Minerals and Waste Planning Team	Confirm Condition 18 - Site Waste Management Plan can be discharged.
Ecology	No objection – Confirm Condition 19 can be discharged.
National Highways	No objection.
Transport For London	No comments to make.

6.4 Neighbour responses

In Support	Against	Comments	Neighbours Notified	Contributors Received
1	2	0	263	2

The objection from the neighbouring Medical Centre can be summarised on the following grounds:-

- Concerns on the level of noise and dust pollution
- Concerns on infection control with windows open for ventilation
- Request appropriate measures taken

(Officer comment: The EHO has considered and approved the Demolition and Construction Environmental Management Plan (condition 13) and Dust management Plan (condition 15) to address the concerns)

An objection was also received raising concerns about the impact of new residential developments on the strength and coverage of mobile phone signals. This is not a material planning consideration.

The single representation in support of the application on the grounds that it would address much needed regeneration in the town centre, but concern is raised on traffic impact.

(Officer comment: Support for housing regeneration is noted. Highway impact during construction is addressed by the Construction Management Plan (CMP) submitted pursuant to condition 16 and awaiting comment from the Highway Authority)

7.0 PLANNING POLICY CONTEXT

7.1 National Policy/Guidance

National Planning Policy Framework 2026
Planning Practice Guidance
National Design Guide 2021
Technical housing standards – nationally described space standard

7.2 The Development Plan

Adopted Hertsmere Local Plan: Development Plan Document Core Strategy 2013

SP1 Creating sustainable development
SP2 Presumption in Favour of Sustainable Development
CS1 The Supply of New Homes
CS2 The Location of New Homes
CS3 Housing delivery and infrastructure
CS4 Affordable housing
CS7 Housing mix
CS12 The Enhancement of the Natural Environment
CS16 Environmental impact of new development
CS17 Energy and CO2 reductions
CS18 Access to services
CS20 Securing mixed use development
CS21 Standard charges and other planning obligations
CS22 Securing a high quality and accessible environment
CS24 Development and accessibility to services and employment
CS25 Accessibility and parking
CS26 Promoting Alternatives to the Car
CS27 Town centre strategy
CS28 Strengthening town centres

7.3 Site Allocations and Development Management Policies Plan 2016

SADM3 – Residential Developments
SAMD10 – Biodiversity and Habitats
SADM11 – Landscape Character
SADM12 – Trees, Landscaping and Development
SADM13 – The Water Environment
SADM14 – Flood Risk
SADM15 – Sustainable Drainage Systems
SADM17 – Water Supply and Waste Water
SADM19 – Waste Storage in New Development
SADM20 – Environmental Pollution and Development
SADM30 – Design Principles
SADM38 – The Road Hierarchy
SADM39 – Transport Development Areas
SADM40 – Highway and Access Criteria for New Development
SADM42 – Town and District Centres

7.4 Supplementary Planning Guidance / Documents

Part D: Guidelines for High Quality Sustainable Development (draft 2016)
Hertsmeere Local Plan Parking Standards SPD (2014)
Parking Standards Draft Supplementary Planning Document (2022)
Biodiversity Net Gain Supplementary Planning Document (2024)
Draft Carbon Offset Fund Supplementary Planning Document (2022)
Biodiversity, Trees and Landscape SPD (2010)
Waste Storage Provision Requirements for New Residential Developments (2024)
Affordable Housing SPD
Developer Contributions Framework (DCF) (2022)

7.5 Other Material Considerations

Community Infrastructure Levy Regulations
Equality Act 2010

8.0 ASSESSMENT AND REASONED JUSTIFICATION

8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that 'If regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the development plan unless material consideration indicates otherwise'.

8.2 Key Issues

- Principle of Development
- Design and Impact on Character and Appearance
- Impact on Residential Amenity
- Affordable Housing / Housing Mix
- Access, Highway Safety and Parking Provision
- Refuse, Waste and Land Contamination
- Flood Risk and Sustainable Drainage Systems
- Impact on Trees, Landscape and Biodiversity
- Climate Change and Sustainability
- Planning Conditions for Discharge
- Planning Balance
- S106 Planning Obligations
- Community Infrastructure Levy
- Equalities and Diversity

Principle of Development

8.3 The application site is located within the designated Borehamwood Town Centre where the principle of this development is already established by the extant permission 23/1775/FUL as referred above for (commercial, business and service) Use Class E fronting onto Theobald Street with a total of 41

dwellings (with 37 of these provided within the larger Block A building and 4 within the smaller Block B building). This application proposes minor material amendments to the design and affordable housing provision with a raft of supporting information to discharge a number of conditions as set out above.

- 8.4 The principle of the development is therefore acceptable and is supported.

Design and Impact on Character and Appearance

- 8.5 The NPPF places great importance on design quality, noting that good design is a key aspect of sustainable development; Paragraph 139 is clear in stating that *“development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design (Contained in the National Design Guide and National Model Design Code), taking into account any local design guidance and supplementary planning documents which use visual tools such as design guides and codes”*.
- 8.6 Developments should add to the overall quality of the area, be visually attractive as a result of good architecture, layout and appropriate and effective landscaping, and should be sympathetic to local character and history including the surrounding built environment.
- 8.7 This is echoed within Hertsmere's own policies on design and visual amenity. Policy CS22 of the Core Strategy 2013 also requires that all development should be of a high quality design which ensures the creation of attractive and useable spaces. Policy SADM30 states that development will be permitted provided it recognises and complements the particular local character of the area and results in a high quality design. In order for a development to be of high quality design it must respect, enhance and improve the visual amenity of the area by virtue of its scale, mass, bulk, height and urban form.
- 8.8 The proposal comprises changes primarily to the materials and openings to Blocks A and Block B. The salient change proposed to both blocks is the roofing materials have been changed to a grey colour coated steel box profiled roofing which would match the recently completed adjacent residential development at 18-26 Glendale Avenue to the east bordering the shopping centre.
- 8.9 The scale, massing and height of the buildings remain as approved and the overall impact on the character and appearance is considered acceptable.
- 8.10 In terms of additional individual block alterations, they are set out below.

Block A

- 8.11 An external escape stair has been added to the building in order to provide an alternative fire escape route from the apartments at 4th and 5th floors onto the external amenity deck to comply with Building Regulations. The staircase is set within the development behind the 4 storey element on the street frontage and would be largely concealed by the roofline of the frontage block and

indiscernible from street level on Theobald Street. Given the above, it is considered acceptable.

- 8.12 The position of 3no. windows (at first, second, and third floor level on the four-storey part of the building) on the north and east elevations have been corrected as the original arrangement conflicted with the stair landings. These minor alterations do not detract from the overall fenestration proposed for Block A. This element is considered minor and acceptable.

Block B

- 8.13 The building has been repositioned off the southern boundary wall to permit construction and provide space for future maintenance.
- 8.14 In order to protect the residential amenity of existing and future residents, the previous ground floor offshoot to the rear (west) and green roof above at first floor level has been omitted. Condition 28 of the extant permission prevented the use of this green roof area as a balcony, roof garden, or similar amenity area.
- 8.15 The previous step in the building above first floor level on the west elevation has been removed, thereby removing the green roof at second floor level.
- 8.16 The fenestration pattern on the west elevation has been amended to reduce the number of windows, with the only proposed windows facing properties to the west now being those from the stair core area.
- 8.17 The floor plan for the second floor now repeats the first floor layout, with the west elevation displaying box projections and windows only facing north.
- 8.18 The position of the car park entrance has moved slightly on the east elevation, with the window previously serving the entrance lobby removed from the elevation. This window is no longer needed due to the amended position of the entrance lobby.
- 8.19 The entrance to the lobby from the north elevation has been moved and altered.
- 8.20 The Council's Urban Design officer has considered the proposal and had concerns on the initial change to the proposed windows to UPVC. This has subsequently reverted to aluminium as originally approved to restore design quality. Additional comments made on the reduction to the Block B ground floor lobby area and alley/maintenance to the rear of Block A have been noted and clarified with the applicant to ensure security is maintained to Block A. While it is regrettable the lobby area to Block B and frontage glazing is reduced it is located within the development without a prominent street frontage which should ensure the overall visual impact is minimised.
- 8.21 The removal of the single storey element for the green roof to the rear of Block B would not compromise the overall design integrity of the scheme. Given the imposition of condition 28 in the extant permission restricting access and use

of the flat roof renders condition 28 superfluous as the flat roof would no longer exist. It is recommended this condition is omitted.

- 8.22 The remaining alterations to the design of the scheme are considered acceptable. The scheme would maintain the architectural quality of the original approval and the impact on the character and appearance of the area and visual amenity are considered acceptable and policy compliant.

Impact on Residential Amenity

- 8.23 The NPPF (2026), Policy SADM30 of the Site Allocations and Development Management Policies Plan 2016 and Part E of the Planning and Design Guide requires that new development does not adversely impact the residential amenity of neighbouring properties. Part D (draft 2016) of the Planning and Design Guide provides additional guidance on building separation distances, and internal and external amenity spaces.
- 8.24 The application site is constrained by surrounding buildings, including residential buildings, and has the potential to impact on neighbouring amenity including daylight and sunlight, outlook, and privacy. A Daylight and Sunlight Assessment was submitted with the application. These matters were considered in the original approval to be acceptable, and no changes are proposed to the footprint, scale, massing or height to warrant an exhaustive assessment of amenity impacts on existing neighbours. These impacts on existing neighbours and future occupants was already concluded in the approved scheme and are considered acceptable in the minor design changes proposed in this application.
- 8.25 Overall, the proposed development is considered to comprise high quality accommodation for future occupiers, in a town centre location with policy compliant amounts of internal and external amenity space and good levels of natural light and outlook.

Affordable Housing and Housing Mix

- 8.26 Policy CS4 of the Core Strategy seeks provision of 35% affordable housing on qualifying sites. This scheme comprises a major development and as such affordable housing would be required in line with this policy and the Council's Affordable Housing SPD.
- 8.27 The NPPF (2026) Policy DM5 states that there may be circumstances in which a viability assessment demonstrates that it would not be possible for development to proceed on a policy compliant basis. In such circumstances, the submission of a viability assessment as part of a development proposal may be justified to ensure that the proposed development makes the maximum possible contribution to affordable housing and other infrastructure. Such circumstances may include where:
- a. The development proposed is materially different to any development type considered in the viability assessment that informed the development plan;

- b. The site characteristics are materially different to those considered in the viability assessment that informed the development plan;
 - c. The development is demonstrably burdened by costs which are not taken into account in the viability assessment that informed the development plan; and/or
 - d. Site or economic circumstances have changed significantly since the viability assessment that informed the development plan was prepared.
- 8.28 Policy CS4 also notes that where scheme viability may be affected, developers will be expected to provide full development appraisals to demonstrate an alternative affordable housing provision. The Affordable Housing SPD states that the Council recognises that it may be necessary to negotiate over the amount, mix and location of affordable housing to enable a development to come forward.
- 8.29 A Financial Viability Assessment (FVA) was submitted with the original approved application 23/1775/FUL. It found that the proposed scheme to be unviable in a 100% market housing scenario and therefore unable to support any affordable housing. However, the previous applicant offered 8 residential units for affordable housing (AH) on a voluntary basis.
- 8.30 A revised FVA has been submitted with this application demonstrating that AH provision would render the development unviable. Aspinall Verdi (the Council's appointed viability consultants) have reviewed the FVA and agree with the findings in that the scheme cannot viably support any level of affordable housing. There are no grounds to dispute the FVA assessment findings by Aspinall Verdi, and officers have to accept that no affordable housing provision or off-site contribution can be secured in this application. The proposed s106 Deed of Variation to the principal legal agreement secured under approval 23/1775/FUL would therefore remove the 8 affordable units with the scheme delivering 100% market housing.
- 8.31 The applicant was asked to comment on the provisions of the NPPF 2026 as set out above, with regards to whether the development meets any of the listed criteria where a viability assessment is justified. The applicant's view is that all the DM5 policy criteria applies. Officers have sought Aspinall Verdi's opinion and they have also confirmed that there is reasonable justification that the adopted Local Plan viability evidence is now out of date, noting that it was published in 2012, and therefore the economic circumstances have changed significantly since the evidence base was prepared (DM5 paragraph 2d).
- 8.32 The borough-wide viability assessment supporting the emerging Local Plan is due for publication alongside the Regulation 19 publication version of the Local Plan. A pre-consultation draft of the Local Plan Viability Assessment (January 2026) is available on the Council's website but does not yet include findings and conclusions. Therefore, a full assessment against more up-to-date findings is not possible at this time.
- 8.33 The applicant's position remains that the scheme is unviable and therefore no offer of affordable housing has been forthcoming. It has been demonstrated through their viability assessment, and its independent review by Aspinall Verdi,

that their findings are reasonable. The provisions of the 2026 NPPF have not improved this position. Officers are therefore of the view that the lack of affordable housing has been adequately justified in line with the relevant policies and that this would not present reason for refusal.

- 8.34 A minor change is proposed to the approved housing mix which comprised 15no. 1beds and 22no. 2beds in Block A (37 in total) and 1no. 1 bed and 3no. 2 beds in Block B (4 in total). This proposal has a minor change to the overall mix comprising with no change to the units in Block A but with Block B now comprising all units as 2 beds. All units comply with space standards. The changes sought are considered acceptable.

Access, Highway Safety and Parking Provision

- 8.35 The NPPF, SADM40 of the Site Allocations and Development Management policies 2016, Policy CS25 of the Core Strategy 2013 and the Draft Parking Standards SPD (2022) seek to ensure that new development provides a suitable access, and car and cycle parking provision, and that new development promotes sustainable transport modes.
- 8.36 The NPPF also states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highways safety, or the residual cumulative impacts on the road network would be severe.
- 8.37 The proposed development would close the Theobald Street site entrance; all vehicular traffic to the development would be via Glenhaven Avenue. Pedestrian access from Theobald Street would be retained. A total of 10no. unallocated car parking spaces are proposed with 7no. located in the undercroft parking area of Block B and 3no. on street spaces. One of the on-street spaces would be a disabled space. Secure integrated cycle parking is provided for both blocks. There are no overall changes to access and parking provision.
- 8.38 The scheme proposes a low level of car parking due to its sustainable location within the designated Borehamwood Town Centre area and Transport Development Area. Local amenities are available within short walking distances on Theobald Street and Shenley Road. There are numerous bus stops available on Shenley Road and Theobald Street, and Elstree and Borehamwood Train Station is located approximately 5 minutes' walk away.
- 8.39 In terms of car parking, 10no. spaces are proposed. The emerging car parking standards would require a maximum of 50no. car parking spaces for the proposed mix of units, outside of any accessibility areas. However, the site is located in a designated Town Centre where the highest parking discount applies. Schemes should provide between 0 – 40% of the typical parking requirement. The proposed scheme complies with this requirement and encourages ongoing use of sustainable transport measures in place of the private car. A policy-compliant level of cycle parking is also proposed with a total of 66 secure cycle spaces proposed.

- 8.40 HCC Highways have considered the proposal and confirm that in highway terms this response focuses on the repositioned building off the southern boundary wall to permit construction and provide space for future maintenance etc. The position of the car park entrance has moved slightly on the east elevation but they consider this change to be 'de minimus' in respect of the safe access to/ from the site and its' impact on the wider highway network. On this basis, the LHA have no reason to restrict the grant of consent on highway grounds.
- 8.41 Parking and highway safety issues are considered acceptable for this minor amendment application.

Refuse, Waste and Land Contamination

- 8.42 Policy SADM19 requires adequate provision for the storage of waste for new developments. Policy SADM20 states that development should not result in any adverse impact to public health or wellbeing, or significantly add to contamination or pollution, taking into account the situation following any mitigation and remediation measures.
- 8.43 The applicant has submitted details relating to noise, contamination, dust management, asbestos survey and environmental construction management plan to discharge the relevant conditions of the parent permission 23/1775/FUL as set out above.
- 8.44 The EHO has considered the submissions and confirm Condition 3 on noise is compliant and can accordingly be discharged. The remaining conditions for discharge within this application are dealt with below.
- 8.45 A site waste management plan pursuant to condition 18 has also been submitted and this has been considered by HCC Waste and Minerals who confirm that condition 18 can be discharged.
- 8.46 Refuse storage provision is clarified within the ground floor layout plan L L024164-001 rev C which details refuse and cycle storage provision reserved by condition 21 of permission 23/1775/FUL. The details are considered satisfactory to discharge condition 21 within this application subject to compliance and implementation prior to occupation. Recommended condition 31 seeks a Waste Management Strategy for the development and this should be reapplied to this decision for discharge prior to occupation.
- 8.47 In view of the above, refuse, waste and contamination matters are considered acceptable subject to further details as referred above and below on specific conditions.

Flood Risk and Sustainable Drainage Systems

- 8.48 The NPPF, Policy CS16 of the Core Strategy 2013 and Policies SADM13 and SADM14 of the Site Allocations and Development Management Policies Plan 2016 are relevant. New developments should avoid flood zones 2 and 3 and

should incorporate the use of sustainable drainage systems where appropriate. Flood risk should be avoided by locating development within areas of lower flood risk through the application of the sequential test and then the exceptions test in line with the NPPF. Development should not increase the risk of flooding elsewhere, and developments should be suitably flood resistant and resilient.

- 8.49 The site is located wholly within Flood Zone 1 and therefore is at very low risk of flooding. Surface water flood risk is also low, and the risk of flooding from groundwater and reservoirs is 'unlikely' according to Environment Agency mapping.
- 8.50 The Lead Local Flood Authority (LLFA) requested conditions to secure drainage details within the original approval (conditions 29 and 30). They have considered the details submitted as part of this application to discharge those conditions and have confirmed that the submitted details are acceptable and no further information is required.
- 8.51 Thames Water have been consulted but they have not provided any comments. However, the original comments to the parent application are applicable in respect of a piling method statement to ensure that the development does not unduly impact nearby underground sewerage utility infrastructure. This condition is therefore reapplied.
- 8.52 Subject to the above and set out in the recommended compliance conditions below there are no concerns on the grounds of flood risk and drainage.

Impact on Trees, Landscape and Biodiversity

- 8.53 Policy SADM12 of the Site Allocations and Development Management Policies Plan sets out the Council's requirements for trees and landscaping. Planning permission will be refused for development that would result in the loss or likely loss of healthy, high quality trees subject to a Tree Preservation Order; or otherwise any healthy, high quality trees and/or hedgerows that make a valuable contribution to the visual amenity or environment of their location. If any such loss would occur through approved development, replacement planting would be required.
- 8.54 Additionally, Policy CS12 of the Hertsmere Local Plan Core Strategy states that all development proposals must conserve or enhance the natural environment of the Borough, including biodiversity, habitats, protected trees, landscape character, and sites of ecological and geological value.
- 8.55 The site is of very limited biodiversity value. It is almost entirely covered by built form and hard standing with very little vegetation; existing vegetation is limited to sparse planting along the site boundary to the north. It is unlikely that the site is used by any protected species noting the levels of light and noise pollution associated with the existing uses.
- 8.56 The statutory requirement for major developments to deliver a minimum of 10% Biodiversity Net Gain (BNG) applies to applications received on or after 12th

February 2024. The parent application was received in December 2023 and therefore it would not be mandatory for this s73 application to deliver BNG. However, the Council has adopted a Biodiversity Net Gain SPD (2024), which is a material consideration. However, condition 19 for a BNG plan was applied in the parent permission. Details submitted in this application to address condition 19 have been submitted and considered by HCC Ecology who confirm condition 19 can be discharged.

- 8.57 The scheme proposes areas of soft landscaping to the Glenhaven Avenue frontages of Blocks A and B, with further planting along the eastern boundary and pedestrian path from Theobald Street. Some planting is also shown to the communal roof garden area to Block A though the first floor green roof to the rear of Block B is omitted as access is restricted by condition 28 of the parent permission. It is no longer proposed in this application and condition 28 is not required as addressed above.
- 8.58 A scheme for hard and soft landscaping has been submitted for the site to address condition 21 of the parent permission 23/1775/FUL. The submitted details are considered satisfactory and condition 21 can be discharged subject to compliance.
- 8.59 Boundary treatment details have also been supplied, and they are considered acceptable to discharge condition 25 of the parent permission 23/1775/FUL subject to compliance.
- 8.60 The scheme is considered to be acceptable with regards to trees, landscaping and ecology.

Climate Change and Sustainability

- 8.61 Due to the declaration of a climate emergency, all new development, especially major developments, are encouraged to incorporate energy from decentralisation and renewable or low carbon sources. Furthermore, in accordance with paragraphs 162 and 164 of the NPPF and Policy CS17 of the Core Strategy (2013), development proposals should achieve CO₂ emission reductions. Development should have regard to the Council's Interim Position Statement on Sustainability and Climate Change.
- 8.62 The draft Carbon Offsetting supplementary planning document was approved by the Executive 14th September 2025 and therefore carries weight in decision making as a material consideration. Where a development falls short of achieving net zero carbon on site the developer will be expected to make a financial contribution to Hertsmere's Carbon Offset Fund.
- 8.63 A Climate Change and Energy Statement was submitted with original application 23/1775/FUL. The scheme would achieve on-site cumulative CO₂ reduction of 54% which exceeds the 40% requirement set out in the Council's emerging Carbon Offsetting SPD. It is also noted in this assessment that in order to achieve net zero carbon on site, a carbon offset payment of £58,700 would be secured via s.106 agreement. This element of the s106 will be carried

through to the s106 Deed of Variation for this application. The development will make use of all-electric heating and 100% efficient lighting. Approximately 76 PV panels are proposed to the rooftops.

- 8.64 The Council's Climate Change and Sustainability officer was consulted and has not raised any objection to this application. On the whole, the submitted details are considered acceptable to align with the consented parent scheme.

Planning Conditions for Discharge

- 8.65 The application seeks discharge of the following conditions pursuant to approval 23/1775/FUL:-

- Condition 3 – Noise – The EHO has confirmed this condition can be discharged.
- Condition 6 – Contamination Risk Assessment – The EHO has confirmed this condition cannot be discharged at this stage. It is therefore reapplied for full discharge.
- Condition 7 – Contamination Remediation Scheme. The EHO has confirmed this condition cannot be discharged at this stage. It is therefore reapplied for full discharge.
- Condition 11 – Preliminary Asbestos Survey – The EHO has confirmed this condition can be discharged.
- Condition 12 - Asbestos Method Statement. The EHO has confirmed this condition can be discharged.
- Condition 13 – Demolition and Construction Environmental Management Plan. The EHO has confirmed this condition can be discharged.
- Condition 15 – Dust Management Plan. The EHO confirmed this condition can be discharged.
- Condition 16 – Construction Management Plan (CMP – Traffic and Access)
- Condition 18 – Site Waste Management Plan. HCC Minerals and waste confirmed this condition can be discharged.
- Condition 19 - Biodiversity Net Gain Plan. HCC Ecology confirmed this condition can be discharged.
- Condition 21 – Hard and Soft Landscaping – Details submitted are considered satisfactory and this condition can be discharged.
- Condition 25 – Boundary Treatment/Fencing. Details submitted are considered satisfactory and this condition can be discharged.

- Condition 29 – Temporary Drainage During Construction - The LLFA have confirmed they are satisfied with the information submitted. This is covered under new condition 28.
- Condition 30 – Surface Water Drainage (SuDS) - The LLFA have confirmed the information submitted is sufficient. This is covered under new condition 29. A verification report is required under new condition 30 for discharge.

9.0 Planning Balance

- 9.1 The proposed amendments to the design and materials are considered minor in nature and there would be no greater impact on interests of acknowledged importance pertinent to the s73 application, including neighbouring amenity, over and above the parent approval 23/1775/FUL. On the balance of all material planning considerations, including the loss of affordable housing as justified by the updated FVA in the amended scheme and the details submitted to discharge the relevant conditions as set out above are considered acceptable for the reasons stated. The application should be permitted subject to the completion of a s106 Deed of Variation and revised planning conditions set out below.

10.0 S106 Planning Obligations

- 10.1 A s106 Deed of Variation (DoV) to the principal agreement would retain the following clauses of the principal agreement dated 7th October 2024 but omit the affordable housing provision for the reasons set out above. For the avoidance of doubt the provision includes the following:-
- Carbon Offset payment;
 - Payment of £52,968 to the NHS towards primary healthcare services;
 - Payment of £279,866 to HCC Highways towards sustainable transport packages in the area.

11.0 Community Infrastructure Levy

- 11.1 The proposal is CIL chargeable.

12.0 Equalities and Diversity

- 12.1 The Equality Act 2010 came into force in April 2011. Section 149 of the Act introduced the public sector equality duty, which requires public authorities to have 'due regard' to the need to eliminate discrimination on the grounds of the relevant protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion and belief, sex and sexual orientation, and to advance equality of opportunity. In relation to this specific application due regard has been made to the protected characteristics and it is considered that there would be no adverse impact caused following this development.

13.0 CONCLUSION

- 13.1 The variation of the permission on the minor design changes proposed are acceptable and would not have a detrimental impact on the character and appearance of the locality, residential amenity, flood risk or highway safety; or any other material considerations, including the loss of affordable housing as justified by the updated FVA. As such, the application would comply with the requirements of the adopted Development Plan, its associated SPDs and the NPPF. Conditional permission is therefore recommended subject to the completion of a s106 deed of variation.

14.0 RECOMMENDATION

- 14.1 DELEGATE TO THE HEAD OF PLANNING AND ECONOMIC DEVELOPMENT TO GRANT PLANNING PERMISSION, subject to a suitably worded s106 Deed of Variation and the following conditions.

CONDITIONS/REASONS

01. The development hereby permitted shall be begun before the expiration of 3 years from the date of the original permission 23/1775/FUL granted on 8th October 2024.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

02. The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Site Location Plan - 10000 Rev. P1 (dated 21 June 2023)

L024164 – 001 Rev C Proposed Site Layout Plan

L024164 – 002 Block A Ground and First Floor Plan

L024164 – 003 Rev A – Block A Second and Third Floor Plans

L024164 – 004 Block A Fourth and Fifth floor Plans

L024164 – 005 Rev D Block A Elevation Sheet 1 of 3

L024164 – 006 Rev D - Block A Elevation Sheet 2 of 3

L024164 – 007 Rev D - Block A Elevation Sheet 3 of 3

L024164 – 008 Rev A - Block B- Ground and First Floor Plans

L024164 – 009 Block B Second Floor Plan

L024164 – 010 Rev D - Block B Sections and Proposed East and South Elevation

L024164 – 011 Rev D - Block B Proposed North and West Elevations

L024164 – 012 – Cladding Panel Details Sheet 1

L024164 – 013 – Cladding Panel Details Sheet 2'

L024164 – 014 Rev A – Proposed Roof Plan

L024164 – 015 Rev A – Boundary Treatment Plan

Reason: For the avoidance of doubt and in the interests of proper planning.

03. The development shall be carried out in accordance with the Apex Acoustics Noise impact assessment 12808.1001 29th August 2025 Revision A, Complete Sustainability Solutions CIBSE TM59 Overheating Analysis In accordance with Part O 33878 dated 13.03.26, and Integrated Environmental Solutions Approved Document O Report Overheating risk in residential buildings for Appendix A - 26-30 Theobald Street - Passive Measures Only dated 13.03.26. The approved measures set out within these reports shall remain in perpetuity for the lifetime of the development.

Reason: To protect the occupants of the new development from noise disturbance and to comply with Policy SADM20 of the Site Allocations and Development Management Policies Plan 2016.

04. Noise from plant and equipment associated with the development shall be 10dB (LAeq) below the background noise level (LA90) at the nearest residential properties (5dB below the background noise level if evidence is provided which shows that no tonality or other character is present).

Reason: To satisfactorily protect the residential amenities of nearby occupiers. To comply with Policies SADM3 and SADM30 of the Site Allocations and Development Management Policies Plan 2016 and Policy CS22 of the Hertsmere Core Strategy 2013.

05. Prior to installation of external lighting the applicant shall submit to, for approval in writing by the Local Planning Authority, details relating to the external lighting scheme (including vertical lux diagrams which show potential light trespass into windows of nearby residential properties). This scheme must meet the requirements within the Institution of Lighting Professionals guidance notes for the reduction of obtrusive lighting.

Reason: To satisfactorily protect the residential amenities of nearby occupiers. To comply with Policies SADM3 and SADM30 of the Site Allocations and Development Management Policies Plan 2016 and Policy CS22 of the Hertsmere Core Strategy 2013.

06. NO DEVELOPMENT COMPRISING THE BREAKING OF ANY GROUND SHALL TAKE -PLACE BEFORE an updated Phase 2 report is submitted following the completion of demolition works, in order to assess the nature and extent of any contamination on the site, whether or not it originates on the site, The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons, and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include: i) a survey of the extent, scale and nature of contamination; ii) an assessment of the potential risks to : human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments; iii) an appraisal of remedial options, and proposals of the preferred option(s). This must be conducted in accordance with DEFRA and Environment Agency's 'Land Condition and Risk Management (LCRM).

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. To comply with Policy CS16 of the Core Strategy 2013 and Policy SADM20 of the Site Allocations and Development Management Policies Plan 2016.

07. NO DEVELOPMENT COMPRISING THE BREAKING OF ANY GROUND SHALL TAKE PLACE BEFORE an updated detailed Phase 3 remediation scheme is submitted following the completion of demolition works, in order to bring the site to a condition suitable for the intended use by removing any unacceptable risks to human health, buildings and other property and the natural and historic environment identified in the investigation and risk assessment, submitted in accordance with Condition 6, has been submitted to and approved in writing of the Local Planning Authority, if required. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. To comply with Policy CS16 of the Core Strategy 2013 and Policy SADM20 of the Site Allocations and Development Management Policies Plan 2016.

08. NO DEVELOPMENT (OTHER THAN DEMOLITION) COMPRISING THE BREAKING OF ANY GROUND SHALL TAKE PLACE BEFORE the remediation scheme approved under condition 7, if required, is carried out in accordance with its terms,. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be submitted **PRIOR TO FIRST OCCUPATION** and is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. To comply with Policy CS16 of the Core Strategy 2013 and Policy SADM20 of the Site Allocations and Development Management Policies Plan 2016.

09. In the event contamination is found at any time when carrying out the approved development, which was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment

must be undertaken in accordance with details to be agreed in writing with the Local Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. To comply with Policy CS16 of the Core Strategy 2013 and Policy SADM20 of the Site Allocations and Development Management Policies Plan 2016.

10. In the event soil is imported from an outside site, a scheme shall be submitted to, and approved in writing by the Local Planning Authority, verifying that any imported topsoil, is certified as suitable for use, prior to the first site usage.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. To comply with Policy CS16 of the Core Strategy 2013 and Policy SADM20 of the Site Allocations and Development Management Policies Plan 2016.

11. Prior to the demolition of the existing structures, a Preliminary Asbestos Survey shall be carried out and results forwarded to the Planning Authority for further consideration. This has been considered as part of the discharge of conditions within this application and formally discharged by this permission.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. To comply with Policy CS16 of the Core Strategy 2013 and Policy SADM20 of the Site Allocations and Development Management Policies Plan 2016.

12. In the event Asbestos is identified following the successful completion and submission of the preliminary Asbestos Survey, the Applicant shall provide a separate method statement detailing the procedures for removal of Asbestos. The method statement shall also detail how any Asbestos Containing Materials will be stored, should they remain on site prior to their disposal. This has been completed as part of the discharge of conditions within this application and formally discharged by this permission.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other

offsite receptors. To comply with Policy CS16 of the Core Strategy 2013 and Policy SADM20 of the Site Allocations and Development Management Policies Plan 2016.

13. The development shall be carried out in accordance with the Demolition Construction Environmental Management Plan Rev 1 dated 19.11.25, which shall be complied with for the entirety of the construction period.

Reason: To satisfactorily protect the residential amenities of nearby occupiers. To comply with Policies SADM3 and SADM30 of the Site Allocations and Development Management Policies Plan 2016 and Policy CS22 of the Hertsmere Core Strategy 2013.

14. Unless otherwise agreed in writing with the Local Planning Authority, no boiler(s) shall be installed within the development hereby approved, other than one(s) which incorporate abatement technology to reduce emissions to below 40 mg NO_x/kWh. All systems shall be maintained in accordance with the manufacturer's instructions.

Reason: To safeguard the amenities of the local area and to ensure that the development sustains compliance with national Air Quality Objectives for pollutants. To comply with Policy CS16 of the Core Strategy 2013 and Policy SADM20 of the Site Allocations and Development Management Policies Plan 2016.

15. The development shall be carried out in accordance with the Construction Dust Management Plan Rev 1 dated 18.11.25, which shall be complied with for the entirety of the construction period.

Reason: To safeguard the amenities of the occupiers of neighbouring properties. To comply with Policy CS16 of the Core Strategy 2013 and Policy SADM20 of the Site Allocations and Development Management Policies Plan 2016.

16. No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan: The Construction Management Plan / Statement shall include details of:

- a. Construction vehicle numbers, type, routing;
- b. Access arrangements to the site;
- c. Traffic management requirements
- d. Construction and storage compounds (including areas designated for carparking, loading / unloading and turning areas);
- e. Siting and details of wheel washing facilities;
- f. Cleaning of site entrances, site tracks and the adjacent public highway;
- g. Timing of construction activities (including delivery times and removal of waste) and to avoid school pick up/drop off times;
- h. Provision of sufficient on-site parking prior to commencement of construction activities;
- i. Post construction restoration/reinstatement of the working areas and temporary access to the public highway;
- j. where works cannot be contained wholly within the site a plan should be submitted showing the site layout on the highway including extent of hoarding, pedestrian routes and remaining road width for vehicle movements.

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way. To comply with Policy SADM40 of the Site Allocations and Development Management Policies Plan 2016.

17. Prior to the first occupation of the development hereby permitted the vehicular and pedestrian (and cyclist) access to, and egress from, the adjoining public highway shall be limited to the access(es) shown on approved drawings. Any other points of access (for avoidance of doubt, being Theobalds Street) shall be permanently closed, and the footway and kerb shall be reinstated in accordance with a detailed scheme to be approved in writing by the Local Planning Authority in consultation with the highway authority.

Reason: To ensure construction of a satisfactory development and in the interests of highway safety and amenity. To comply with Policy SADM40 of the Site Allocations and Development Management Policies Plan 2016.

18. The development shall be carried out in accordance with the Site Waste Management Plan Rev 2 dated 11.02.26, which shall be complied with for the entirety of the construction period.

Reason: To promote the sustainable management of waste arisings and contribution towards resource efficiency. To comply with Policy CS16 of the Core Strategy 2013.

19. The development shall be carried out in accordance with the Whitcher Wildlife Biodiversity Net Gain Plan Ref No: 250740 / BNGP dated 1st December 2025, which shall be complied with for the lifetime of the development.

Reason: To ensure that the development delivers a suitable Biodiversity Net Gain in line with the approved documents. To comply with Policies CS12 of the Core Strategy 2013 and SADM12 of the Site Allocations and Development Management Policies Plan 2016.

20. NO DEVELOPMENT ABOVE THE DAMP PROOF COURSE SHALL TAKE PLACE UNTIL samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To protect the visual amenities of the area. To comply with Policies SADM3 and SADM30 of the Site Allocations and Development Management Policies Plan 2016 and Policy CS22 of the Hertsmere Core Strategy 2013.

21. The development shall be carried out in accordance with the Rosetta Landscape Design Detailed Landscape Proposals 4202/1 Rev B dated 22.10.25 and Roof Terrace – Detailed Landscape Proposals 4202/2 Rev A dated 22.10.25 and Ground Floor Layout Plan L024164-001 rev C detailing the refuse and cycle storage provision which shall remain in perpetuity for the lifetime of the development.

All hard surfacing, car parking, minor artefacts and structures as detailed in the approved drawings above shall be provided prior to first occupation.

The hard landscaping shall be permeable or porous to ensure suitable surface water drainage on site.

The scheme for soft landscaping as approved shall be carried out in the first planting season following the completion of each development phase. Any trees, shrubs or plants that die within a period of five years from the completion of each development phase, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species, unless the Local Planning Authority gives prior written permission for any variation.

Reason: To ensure satisfactory landscape treatment of the site which will enhance the character and appearance of the site and the area. To comply with Policy SADM12 of the Site Allocations and Development Management Policies Plan 2016 and Policies CS12 and CS22 of the Hertsmere Core Strategy 2013.

22. The windows to be created in the fourth, and fifth floor northern side elevation of Block A, serving bathrooms facing onto the External Deck Access, and the window to be created in the first floor southern side elevation serving lounge and kitchen spaces facing No. 24 Theobald Street, indicated on Wardman Brown Plan Nos. L024164 – 004 and L024164 – 002 Plan Nos., shall be in fully obscure glass (to Pilkington Level 3 or equivalent) and non-opening below a height of 1.7 metres measured from the internal finished floor level. The windows shall not thereafter be altered in any way without the prior written approval of the Local Planning Authority.

Reason: To satisfactorily protect the residential amenities of future and neighbouring occupiers. To comply with Policies SADM3 and SADM30 of the Site Allocations and Development Management Policies Plan 2016 and Policy CS22 of the Hertsmere Core Strategy 2013.

23. Prior to the first occupation of the development hereby permitted the proposed access arrangements / onsite car and cycle parking area shall be implemented in accordance with the approved plans that shall include appropriate designation of the various car parking spaces proposed (Disabled space) along with signage as necessary. Such parking shall be provided and retained thereafter available for that specific use.

Reason: To ensure construction of a satisfactory development and in the interests of highway safety. To comply with Policy CS25 of the Core Strategy 2013 and Policy SADM40 of the Site Allocations and Development Management Policies Plan 2016.

24. Block A of the development hereby permitted shall be constructed to the specifications of: "Part M, M4 (2), Category 2: Accessible and Adaptable Dwellings" of the Building Regulations 2013 and thereafter retained in that form. Block B of the development hereby permitted shall be constructed to the specifications of: "Part M, M4 (2), Category 2: Accessible and Adaptable Dwellings" of the Building

Regulations 2013 with regards to internal layouts only and thereafter retained in that form.

Reason: To comply with Policy CS22 of the Hertsmere Core Strategy 2013, the NPPF 2026 and ensure that the development is capable of meeting 'Accessible and Adaptable Dwellings' standards.

25. The development shall be carried out in accordance with the Wardman Brown boundary treatment plan L024164 – 015 Rev B dated 09.04.26, with the means of enclosure to be erected prior to first occupation or use of the development and thereafter be retained and maintained in perpetuity.

Reason: To protect the visual amenities of the area and the residential amenities of future occupiers of Block A. To comply with Policies SADM3 and SADM30 of the Site Allocations and Development Management Policies Plan 2016 and Policy CS22 of the Hertsmere Core Strategy 2013.

26. The proposed solar PV panels shall be installed and fully operational prior to first occupation of the development hereby approved.

Reason: To ensure that the proposed sustainability measures of the proposed development are implemented. To comply with Policy CS17 of the Core Strategy 2013.

27. No piling shall take place until a PILING METHOD STATEMENT (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

Reason: To ensure that underground sewerage utility infrastructure is not unduly impacted by the development. To comply with Policy SADM13 of the Site Allocations and Development Management Policies Plan 2016.

28. Development shall be carried out in accordance with Lynas Engineers' CONSTRUCTION SURFACE WATER MANAGEMENT PLAN 25034-LE-ZZ-05-DR-D-0003 Rev P02 dated 10.02.26 and remain in perpetuity for the lifetime of the construction of the development.

Reason: To prevent flooding and pollution offsite in accordance with the NPPF. To comply with Policy CS16 of the Hertsmere Core Strategy 2013, and Policies SADM14 and SADM15 of the Site Allocations and Development Management Policies Plan 2016.

29. Development shall be carried out in accordance with Lynas Engineers' Proposed Drainage GA 25034-LE-ZZ-05-DR-D-0001 Rev P04 dated 30.01.26, PROPOSED DRAINAGE & SUDS DETAILS SHEET 1 25034-LE-ZZ-05-DR-D-0006 Rev P01 dated 30.01.26, PROPOSED DRAINAGE & SUDS DETAILS SHEET 2 25034-LE-ZZ-05-DR-D-0007 Rev P01 dated 30.01.26, PROPOSED DRAINAGE & SUDS DETAILS SHEET 3 25034-LE-ZZ-05-DR-D-0008 Rev P01

dated 30.01.26, and SDS Infrastructure Attenuation Tank 1 Detail dated 22.12.25, and remain in perpetuity for the lifetime of the development.

Reason: To ensure that the development achieves a high standard of sustainability and to comply with the NPPF, Policy CS16 of the Hertsmer Core Strategy 2013, and Policy SADM14 and SADM15 of the Site Allocations and Development Management Policies Plan 2016.

30. Upon completion of the surface water drainage system, including any SuDS features, and prior to the first use of the development; a survey and verification report from an independent surveyor shall be submitted to and approved in writing by the Local Planning Authority. The survey and report shall demonstrate that the surface water drainage system has been constructed in accordance with the details approved pursuant to Condition 29. Where necessary, details of corrective works to be carried out along with a timetable for their completion, shall be included for approval in writing by the Local Planning Authority. Any corrective works required shall be carried out in accordance with the approved timetable and subsequently re-surveyed with the findings submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the flood risk is adequately addressed, not increased and users remain safe for the lifetime of the development in accordance with NPPF and Policies of Hertsmer Borough Council.

31. NO DEVELOPMENT ABOVE THE DAMP PROOF COURSE SHALL TAKE PLACE BEFORE a Waste Management Strategy has been submitted to, and approved in writing by, the Local Planning Authority. The Strategy shall be implemented as approved PRIOR TO FIRST OCCUPATION of the development hereby approved and maintained thereafter unless otherwise agreed in writing by the local planning authority.

Reason: To ensure satisfactory waste management and to enable the Council to carry out its statutory obligation for waste collection. To comply with Policy CS16 of the Hertsmer Core Strategy 2013.

GENERAL REASON(S) FOR GRANTING PERMISSION

The variation to the parent permission 23/1775/FUL on the minor design changes proposed are acceptable and would not have a detrimental impact on the character and appearance of the area, residential amenity, flood risk or highway safety; or any other matter. As such, the application would comply with the requirements of the adopted Development Plan, its associated SPDs and the NPPF.

INFORMATIVES

01. Planning permission is recommended to be granted for this proposal. The Council acted pro-actively through early engagement with the applicant's agent during pre-application and the application stage which led to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 39) and in accordance with The

Town and Country Planning (Development Management Procedure) (England) Order 2015.

02. In the event Asbestos containing materials are identified, the developer will need to carry out a risk assessment before any work on Asbestos begins and should contact the Health and Safety Executive (HSE) for further guidance. <http://www.hse.gov.uk/asbestos/faq.htm>

03. Noise control

1. All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Council, shall be carried out only between the hours of : 8.00am and 6.00pm on Mondays to Fridays 8.00am and 1.00pm Saturdays and at no time on Sundays and Bank Holidays

2. The best practicable means, as defined in section 72 of the Control of Pollution Act 1974, to reduce noise to a minimum shall be employed at all times

3. All plant and machinery in use shall be properly silenced and maintained in accordance with the manufacturers instructions.

4. All compressors shall be sound reduced models, fitted with properly lined and sealed acoustic covers, which shall be kept closed whenever the machines are in use. All ancillary pneumatic percussive tools shall be fitted with mufflers or silencers of the type recommended by the manufactures.

5. All machines in intermittent use shall be shut down during intervening periods between work, or throttled down to a minimum. Noise emitting equipment, which is required to operate continuously, shall be housed in suitable acoustic enclosures.

6. Items of plant and equipment shall be maintained in good condition so that extraneous noise from mechanical vibration, squeaking or creaking is reduced to a minimum.

7. All pile driving shall be carried out by a recognised noise reducing system.

8. Where practical, rotary drills and bursters, actuated by hydraulic or electric power shall be used for excavating hard material

9. In general, equipment for breaking concrete and the like, shall be hydraulically actuated.

10. BS 5228 Noise Control on Construction Sites should be referred to for guidance in respect of all work carried out by the developer, their main contractor and any sub-contractors.

11. Any emergency deviation from these conditions shall be notified to the Council without delay

12. Any planned deviations from these conditions for special technical reasons, shall be negotiated with Council at least 14 days prior to the commencement of the specific work.

13. Permissible noise levels are not specified at this stage.

04. Dust control

1. All efforts shall be made to reduce dust generation to a minimum .

2. Stock piles of materials for use on the site or disposal, that are likely to generate dust, shall be sited so as to minimise any nuisance to residents or neighbouring businesses. Materials for disposal shall be moved off site as quickly as possible.

3. Water sprays shall be used, as and when necessary, to reduce dust from particularly "dusty" activities or stock piles.

05. Storage of materials:

The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

06. Obstruction of highway:

It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

07. Works within the highway (section 278):

The applicant is advised that in order to comply with this permission it will be necessary for the developer of the site to enter into an agreement with Hertfordshire County Council as Highway Authority under Section 278 of the Highways Act 1980 to ensure the satisfactory completion of the access and associated road improvements. The construction of such works must be undertaken to the satisfaction and specification of the Highway Authority, and by a contractor who is authorised to work in the public highway. Before works commence the applicant will need to apply to the Highway Authority to obtain

their permission and requirements. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx> or by telephoning 0300 1234047.

08. Roads to remain private:

The applicant is advised that all areas comprising the development associated with this development will remain unadopted (and shall not be maintained at public expense by the highway authority). At the entrance of the new estate the road name plate should indicate that it is a private road and the developer should put in place permanent arrangements for long-term maintenance.

09. Construction Management Plan (CMP):

The purpose of the CMP is to help developers minimise construction impacts and relates to all construction activity both on and off site that impacts on the wider environment. It is intended to be a live document whereby different stages will be completed and submitted for application as the development progresses. A completed and signed CMP must address the way in which any impacts associated with the proposed works, and any cumulative impacts of other nearby construction sites will be mitigated and managed. The level of detail required in a CMP will depend on the scale and nature of development. The CMP would need to include elements of the Construction Logistics and Community Safety (CLOCS) standards as set out in our Construction Management template, a copy of which is available on the County Council's website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx>

10. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

11. Building Regulations

To obtain advice regarding current Building Regulations please contact Hertfordshire Building Control Ltd. by emailing us at buildingcontrol@hertfordshirebc.co.uk or phoning us on 01438 879990.

To make a building regulations application please apply through our website portal at <https://www.hertfordshirebc.co.uk/contact-us/> payment can be made online or by phoning the above number after the application has been uploaded. Please phone us for fees guidance on 01438 879990.

We can also be contacted by post at Hertfordshire Building control Ltd., 4th Floor, Campus West, Welwyn Garden City, Hertfordshire, AL8 6BX.

Once a building regulations application has been deposited with relevant drawings and fee building work may commence. You will be advised in our acknowledgement letter of the work stages we need to inspect but in most instances these are usually:

Excavation for foundations

Damp proof course

Concrete oversite

Insulation

Drains (when laid or tested)

Floor and Roof construction

Work relating to fire safety

Work affecting access and facilities for disabled people

Completion

Please phone 01438 879990 before 10.00am to ensure a same day inspection (Mon - Fri).

Party Wall etc. Act 1996

Any work that affects a party wall, including foundations dug within 3.0m of a neighbouring building, may be controllable under the Act and may require approval from the adjoining owner(s). Party Wall Act matters are always civil matters and it is neither Hertsmere Borough Council's nor Hertfordshire Building Control Ltd's remit to control or enforce Party Wall act matters. Please refer to the Government's explanatory booklet The Party Wall etc. Act 1996, a copy of which is available online at <https://www.gov.uk/government/publications/the-party-wall-etc-act-1996-revised-explanatory-booklet>

12. Please read Thames Water's guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

<https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/workingnear-our-pipes>

Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to:

Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is - Affinity Water Company, The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.

13. For information on water supplies for fire-fighting (Fire hydrants) please contact Hertfordshire Fire & Rescue Services water officer on 01992 507507 or water@hertfordshire.gov.uk

14. There are potentially water mains running through or near to part of proposed development site. If the development goes ahead as proposed, the applicant/developer will need to get in contact with our Developer Services Team to discuss asset protection or diversionary measures. This can be done through the My Developments Portal (<https://affinitywater.custhelp.com/>) or aw_developerservices@custhelp.com.

15. Erection of flow control structures or any culverting of an ordinary watercourse requires consent from the appropriate authority, which in this instance is Hertfordshire Lead Local Flood Authority and the Local Council (if they have specific land drainage bylaws). It is advised to discuss proposals for any works at an early stage of proposals.

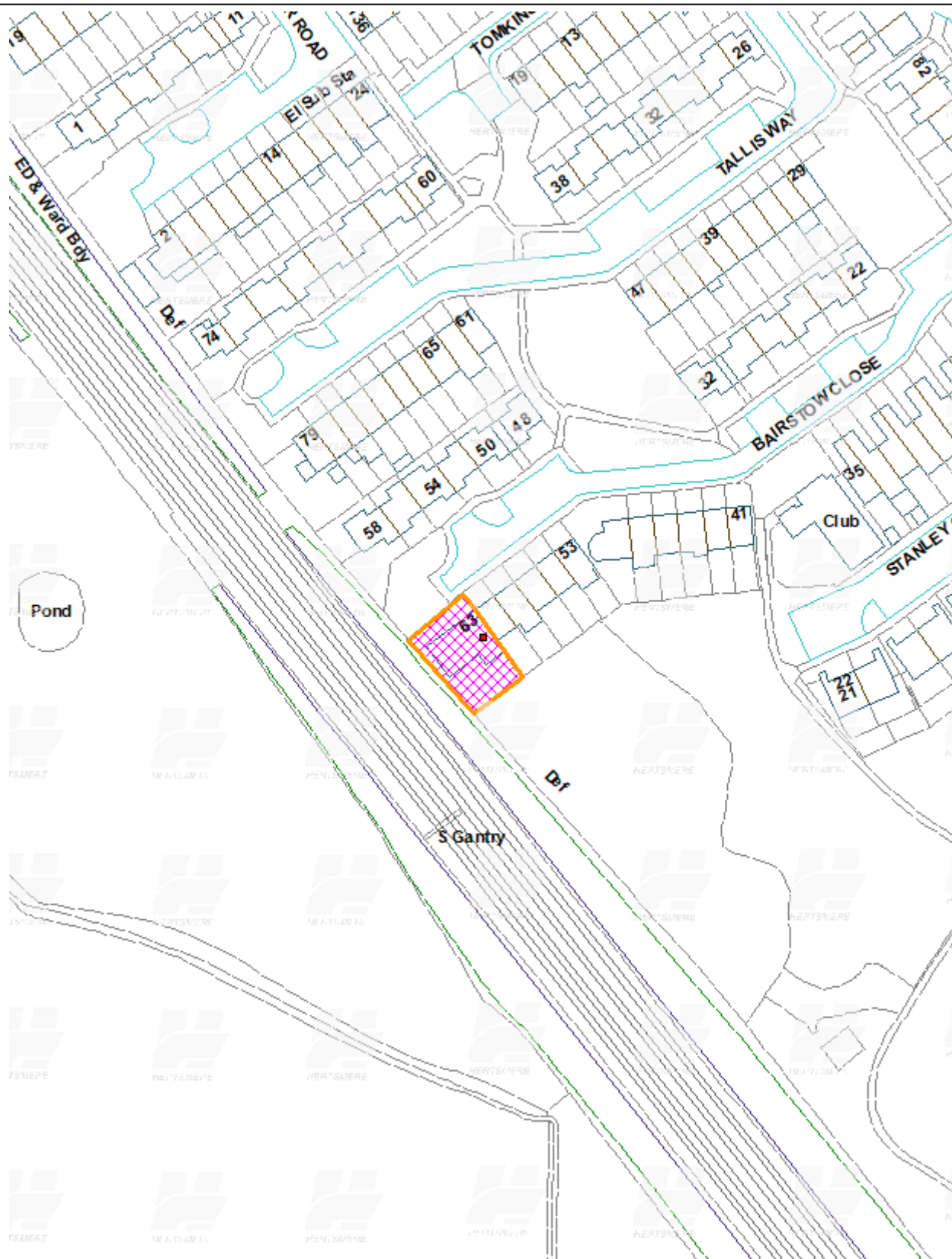
In December 2022 it was announced FEH rainfall data has been updated to account for additional long term rainfall statistics and new data. As a consequence, the rainfall statistics used for surface water modelling and drainage design has changed. In some areas there is a reduction in comparison to FEH2013 and some places an increase (see FEH22 - User Guide (hydrosolutions.co.uk)). Both FEH 2013 and 2023 are currently accepted. For the avoidance of doubt the use of FSR and FEH1999 data has been superseded and therefore, use in rainfall simulations are not accepted.

16. In accordance with Section 93G of the Town and Country Planning Act 1990 (as amended). Notification must be given of commencement of the development hereby approved. Before the development is begun, the person proposing to carry out the development must give a notice to the Local Planning Authority specifying the date on which the person expects the development to be begun. Further details can be found online.

Case Officer Details

Simon Dunn-Lwin – email: simon.dunnlwin@hertsmere.gov.uk

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	N  Scale 1:1250	63 Bairstow Close, Borehamwood, Hertfordshire 26/0883/FUL	 HERTSMERE
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Date of Meeting: Thursday 8th October

Case Officer Details

Marcus Truman – Planning Officer

APPLICATION NO: 26/0883/FUL

DATE OF APPLICATION: 25 June 2026

STATUTORY START DATE: 8 July 2026

SITE LOCATION

63 Bairstow Close, Borehamwood, Hertfordshire, WD6 4TB

DEVELOPMENT

Demolition of front and rear extensions and subsequent subdivision of property into 2x dwellings with associated cycle and refuse storage.

AGENT

No Agent

APPLICANT

Mrs Chiara Breda
Hertsmere Borough Council
Civic Office
Elstree Way
Borehamwood
Herts
WD6 1WA

WARD: Borehamwood Brookmeadow

GREEN BELT: No

CONSERVATION AREA: No

LISTED BUILDING : No

TREE PRES. ORDER: No

1.0 REASONS FOR COMMITTEE CONSIDERATION

- 1.1 The Council is the applicant and the application site is Hertsmere Borough Council owned land.

2.0 EXECUTIVE SUMMARY

- 2.1 The proposed development would not result in any harms to the character of the area, residential amenities, car parking and highways safety, or trees and landscaping. There are no adverse effects that would substantially outweigh the benefits of a net gain of an additional dwelling within an accessible residential location.
- 2.2 The proposed scheme maintains the existing C3 use class, but seeks to convert the extension consented under planning application reference: TP/2005/0001 into a stand-alone family dwelling. The two separated properties would then be allocated for affordable rent through Hertsmere Living Limited.

2.3 Potentially unlawful extensions to the front and rear of the property will be removed and the land set out to accommodate secure cycle storage, refuse storage and to provide garden amenity space. No on-site car parking is proposed due to the restricted access onto the curtilage, a strategy that is set out in detail in the accompanying Transport Statement.

2.4 As such, the proposal would comply with the NPPF (2026), Policies SP1, SP2, CS1, CS2, CS16, CS22 and CS25 of the Hertsmere Core Strategy (2013), Policies SADM3, SADM15, SADM19, SADM30 and SADM40 of the Adopted Site Allocations and Development Management Policies Plan (2016); Parts E and D of the Council's Planning and Design Guide SPD and the Sustainable Transport & Parking Standards draft SPD (2022).

3.0 APPLICATION SITE AND SURROUNDINGS

3.1 The application site is situated at the south-eastern end of Bairstow Close, at the end of a short terrace of three storey town houses. Adjacent properties have a variety of ground floor conditions with either garages or former internal garage spaces that have been converted into habitable rooms. Bairstow Close is located to the west of Theobald Street approximately 2km north of Borehamwood Town Centre and less than 0.5km from the local centre at Rossington Avenue to the east.

3.2 The close has a mix of off-street parking in front of the homes and parking bays interspersed with amenity space across the estate. The layouts are typical of properties to the north-west of Borehamwood town centre.

4.0 THE PROPOSAL

4.1 Demolition of front and rear extensions and subsequent subdivision of property into 2x dwellings with associated cycle and refuse storage.

5.0 RELEVANT PLANNING HISTORY:

Reference number	Description	Date and outcome
TP/05/0001	Three storey side extension (Additional plan received 10/2/05).	4 March 2005 Grant Permission
TP/04/0724	Two storey side extension.	30 July 2004 Refuse Permission

5.0 CONSULTATION & RESPONSES

5.1 Notices

No Site Notice Required.

No Press Notice Required.

5.2 Summary of consultation responses

Consulted:

Consultee	Date Consulted
Elstree & Borehamwood Residents Association	9 July 2026
HCC Growth & Infrastructure	9 July 2026
Elstree & Borehamwood Town Council	9 July 2026
Highways	9 July 2026
Thames Water Development Planning	9 July 2026
Affinity Water Limited	9 July 2026
UK Power Networks	9 July 2026
Cadent Gas Limited (Prev National Grid Company Plc)	9 July 2026
Environmental Health & Licensing	9 July 2026
Waste Management Services	9 July 2026
Senior Traffic Engineer	9 July 2026
CIL	9 July 2026

Responses:

Consultee	Comment
Highways	Notice is given under article 22 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission.
Affinity Water Limited	Affinity water has no source protection comments on application: 26/0883/FUL
Environmental Health & Licensing	No objection to application subject to the inclusion of conditions/informatives
Waste Management Services	Refuse and recycling storage is sufficient and acceptable
UK Power networks	UK Power Networks have no objections to this application

5.3 Neighbour responses

In Support	Against	Comments	Neighbours Notified	Contributors Received
0	0	0	17	0

No Response

6.0 PLANNING POLICY CONTEXT

6.1 National Policy/Guidance

- National Planning Policy Framework 2026
- Technical housing space standard (2015)
- Planning Practice Guidance
- National Design Guide

6.2 **The Development Plan**

Adopted Hertsmere Local Plan:

Development Plan Document Core Strategy 2013

- Policy: SP1 Creating sustainable development
- Policy: SP2 Presumption in favour of Sustainable Development
- Policy: CS1 The supply of new homes
- Policy: CS2 The location of new homes
- Policy: CS12 The Enhancement of the Natural Environment
- Policy: CS16 Environmental Impact of Development
- Policy: CS17 Energy and CO2 Reductions
- Policy: CS22 Securing a high quality and accessible environment
- Policy: CS24 Development and accessibility to services
- Policy: CS25 Accessibility and parking
- Policy: CS26 Promoting Alternatives to the Car

Site Allocations and Development Management Policies Plan 2016

- Policy: SADM3 Residential Developments
- Policy: SADM17 Water Supply and Waste Water
- Policy: SADM19 Waste Storage in New Development
- Policy: SADM20 Environmental Pollution and Development
- Policy: SADM30 Design Principles
- Policy: SADM40 Highway and Access Criteria for New Development

6.3 **Supplementary Planning Guidance / Documents**

- Guidelines for Development Part D (draft 2016) of the Planning and Design Guide SPD
- Parking Standards SPD 2014
- Draft Sustainable Travel and Parking Standards SPD 2022
- Biodiversity Net Gain Draft Supplementary Planning Document (2022)
- Draft Carbon Offset Fund Supplementary Planning Document (2022)
- Technical Note: Waste Storage Provision Requirements for New Residential Development
- Sustainable Transport and Parking Standards draft SPD 2022

6.4 **Other material considerations / legislation**

- Equality Act 2010 (as amended)
- Community Infrastructure Levy Regulations

7.0 **ASSESSMENT AND REASONED JUSTIFICATION**

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that 'If regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the development plan unless material consideration indicate otherwise'.

7.2 The proposal raises the following key issues:

- Background
- Principle of development
- Character and Appearance
- Residential Amenity
- Living conditions for future occupiers
- Parking and Highways
- Environmental Impacts
- Other matters

Background

- 7.3 63 Bairstow Close was subject to a planning approval that has enabled a large three storey extension to be constructed to the west of the original building. The property also has a mix of side, front and rear extensions that may not have consent.
- 7.4 The planning consent which enlarged the 4 bedroom home to a 7 bedroom dwelling (reference: TP/05/0001) requires two parking spaces to be maintained on the demise of the property. The front extension prevents two cars from being parked within the curtilage. It is also unlikely that the parking illustrated on the consented scheme could be accessed safely. The proposed development would remove the unauthorised extensions, improving the overall design of the site.
- 7.5 The design of the scheme responds to the aspirations of Hertsmere Borough Council to deliver two new affordable family dwellings, formed by splitting the 7 bedroom home at 63 Bairstow Close into separate 3 and 4 bedroom dwellings for affordable rent through Hertsmere Living Limited.

Principle of Development

- 7.6 Policy S3 of the NPPF 2026 states that;
1. *Decisions on development proposals should apply a presumption in favour of sustainable development. This means:*
 - a. *Policy S4 in this Framework should be applied when considering development proposals within settlements;*
 - b. *Outside settlements, policy S5 should be applied; and*
 - c. *In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay.*

- 7.7 Policy S4 of the NPPF states that: *Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.*
- 7.8 Hertsmere's most recent 5-year land supply position (2021/2022) demonstrates a 5 year land supply of 2.25 years and recent appeal decisions (Longview, And Land To The Rear, London Road) found an updated Land supply of 0.98 years. As such, there is a clear need for housing in Hertsmere. In line with Policy S4, the application site falls within the defined settlement of Borehamwood. The principle of development is acceptable unless the benefits of granting permission would be substantially outweighed by any adverse effects.
- 7.9 Policies CS1 and CS2 of the Core Strategy outline the LPA's considerations on the supply of new homes, noting that priority will be given to residential development in accessible locations within the main settlements of the borough.
- 7.10 Policy SADM3 of the Site Allocations and Development Management Policies Plan states that development within residential areas must be of a scale and design which respects its immediate surroundings and local pattern of development, must not result in tandem development, and where possible should improve the quality of the area. New dwellings should also provide a good standard of internal space and suitable private gardens.
- 7.11 Policy CS22 of the Core Strategy 2013 highlights the need for the Council to take into account the cumulative impact of new development, including the impact arising from residential intensification.
- 7.12 The proposed development is within the defined settlement area of Borehamwood, where residential development is acceptable in principle subject to complying with all other development plan considerations. The proposal would result in the loss of one seven bed dwelling and the formation of 2x dwellings, comprising 1x 4-bed dwelling and 1x 3-bed dwelling. There would be an overall net-gain in residential units noting the addition of another dwelling.
- 7.13 The proposal would make effective use of land within a defined settlement and therefore the construction of an additional dwelling in this location would be supported in principle subject to the other requirements of policy SADM3 and CS1, the requirements of other policies contained within the Development Plan and any other material considerations.

Impact on visual amenity

- 7.14 Policy DP3 paragraph 1 of the NPPF 2026 states development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings. This is reiterated in Policy SADM30 which advocates that development should make a positive contribution to the built and natural environment; that development recognises and complements the particular local character of the area in which it is located, and that it results in high quality design.
- 7.15 In order to achieve high quality design a development must respect, enhance or improve the visual amenity of the area by virtue of the scale, mass, bulk, height, urban form, and have limited impact on the amenity of occupiers of the site, its neighbours, and its surroundings in terms of outlook, privacy, light, nuisance and pollution. In addition, policy CS22 from the above-mentioned strategy advocates that development take advantage of opportunities to improve the character and quality of an area. Furthermore, Part D of the Planning and Design Guide SPD provides specific design principles for new development.
- 7.16 The site as existing consists of extensions to the side, front and rear of the property. As the Design and Access statement notes, the extensions to the front, serving the bedroom and part of the Kitchen/Living room and the rear, serving the Living room are considered to be unauthorised extensions, as the site benefits from no further planning permission other than TP/05/0001. The side extension adjoining the front extension on the right hand side is also considered unlawful. The removal of the front/side extensions will refine the building envelope, returning it to a scale and overall mass that reflects the local context, and was deemed acceptable under consent reference: TP/2005/0001. The rear extension is illustrated on the earlier planning consent drawings and is noted as existing. Officers consider the unauthorised extensions to be of a poor design and would recognise the overall improvement/quality of the site as a result of their removal.
- 7.17 A new front door would be introduced to the western property and the ground floor front window remodelled within the kitchen area. The front porch extension to the original 7 bedroom home would be removed to facilitate elevational changes and allow the landscaped area to the front of the properties to define the two separate entrances, with low level gates introduced. Refuse and recycling bins would be located in stores accessed off the private paths to each home. A communal cycle store would be located to the west with two separate compartments, screening the side garden of the 3 bedroom property.
- 7.18 A new staircase would be introduced into the centre of the Western dwelling, with living, dining and kitchen spaces at ground floor level. A bedroom and bathroom, together with family storage are introduced at first floor and two

bedrooms at second floor. The orientation of the staircase enables bedrooms to comply with NDSS width requirements.

- 7.19 To deliver appropriate external amenity space to the original property at 63A, the garden will be extended to the western boundary with the railway line. The property within the extension at 63B will benefit from hard landscaped amenity space to the rear and increased area of garden to the west following the removal of extensions to the side and front of the building.
- 7.20 Other than the removal of the unauthorised extensions, minimal external works are proposed to the dwelling. Where adjustments are made to windows and new doorways created these will be in materials to match the original building, as confirmed in the Design and Access Statement. Fenestration alterations include the removal of the side windows at ground floor, as a result of the demolition of the unauthorised side extension. A side door will be inserted into the flank wall on that side, serving as the primary entrance for 63B.



Figure 1 – Proposed elevations plans depicting the front, rear and side elevations as per drawing number: 0723-PL_200

- 7.21 Overall, after careful consideration of all aspects of the proposed development, including the previously granted elements of the scheme, it has been determined that the development as a whole (taking into account the various elements discussed above) would not result in detrimental material harm to the character and appearance of the area and is in accordance with the aforementioned policies and guidelines.

Impact on Residential Amenity

- 7.22 The NPPF states that local plans should set out policies that use buildings to create attractive and comfortable places to live. Policies SP1 and CS22 advocate that developments be of high quality design to create attractive and usable places. Policy SADM3 and SADM30 advocates that development must have limited impact on the amenity of occupiers of the site, its neighbours, and its surroundings in terms of outlook, privacy, light, nuisance and pollution.
- 7.23 Owing to the limited external works to the dwelling, the proposals would have no additional amenity concerns on the neighbouring dwelling at 61 Bairstow Close, noting that the rear extension will be retained. There are therefore no concerns with regards to loss of light or outlook from that property. 63 Bairstow is adjacent to the railway on the Eastern side.
- 7.24 The fenestration alterations to be inserted on the front/side elevation of the dwelling are not considered to be further impactful than the existing windows.

Standard of accommodation for Future Occupiers

- 7.25 The Planning and Design Guide Part D outlines that a 3 bedroom dwelling should have a minimum private rear garden space of 60m² with a four bedroom dwelling having a minimum private rear garden space of 80m², with opportunity to utilise communal amenity space in the circumstances of flats or maisonettes.
- 7.26 The proposed rear amenity space will be subdivided due to the division of the existing dwelling into a 1x 3-bed unit, 1x4-bed unit. 63A garden is shown to have a private amenity space of 85.60m² as well as 76.06m² of private amenity space for 63B, both of which comply with the required area space.
- 7.27 Draft Part D of the Planning and Design Guide 2016 provides advice on the minimum acceptable size of gross internal floor space for proposed development, which is based on the nationally described internal space standards. A dwelling with two or more bed spaces should have at least one double room that measures 11.5m², and the minimum width for the first double bedroom of a dwelling should be 2.75m, and every other double bedroom the minimum width should be at least 2.55m. Furthermore, all flats comply with the overall minimum space standards for flats with the number of bedrooms proposed, per the plans.
- 7.28 Based on the above, all bedrooms would meet the standards set out above and therefore would comply with the SPD Draft (2016)

Noise and disturbance

- 7.29 The Environmental Health Officer has assessed that due to the overall changes in habitable rooms and the potential impact on the new ones, a formal BS8233 assessment will not be requested, therefore a condition is not required with regards to the submission of internal noise levels within the property owing to the adjacent railway line being busy and therefore noisy. The proposal would therefore comply with the policies mentioned at the start of this section and would be considered acceptable.

Car Parking and Highways

- 7.30 The NPPF, Policy CS25, Policy SADM40, and Parking Standards SPD seek to ensure that new development provides a suitable access and car parking provision. The NPPF requires developments to prioritise pedestrian and cycle movements, to create safe and secure layouts minimising conflicts between pedestrians, cyclists and pedestrians, and to consider the needs of people with disabilities.
- 7.31 Policy TR3 of the NPPF states, development is located where it can support sustainable patterns of movement, enable good accessibility for different users and make the most of existing and proposed transport infrastructure, development proposals should reflect the following principles, taking into account the vision for the site, the type of development and its location.
- 7.32 Policy TR4 illustrates development should contribute to creating well-designed places, transport considerations and should be integral to the design of development.
- 7.33 Hertfordshire County Council, in their role as local highway authority, were consulted on this application and advised that the development following the proposed changes are unlikely to be detrimental to highway safety or to the free-flow of traffic, stating:
- 7.34 *Context: Bairstow Close is an unclassified local access road and is highway maintainable at public expense. A 30mph speed limit applies. It is classed as P2/M1 on HCC's Place and Movement Network. No reported highway collisions recorded within the vicinity of the application site (5-year rolling). No Public Right of Way (as shown on the PRow map) directly affects the site or would be affected by the proposal.*

Proposed development: Involves the demolition of front and rear extensions and subsequent subdivision of property into 2x dwellings with associated cycle and refuse storage.

Parking and access: The existing dwelling currently has a single parking space accessible by an existing dropped kerb vehicle crossover. The proposal

intends to remove the parking space and thus there is no requirement for a dedicated vehicle access to the site. Pedestrian access is take via the footway on Bairstow Close.

Trip Generation: The additional habitable space to be created as a result of the proposed development is unlikely to result in a material increase in additional vehicle trips to and from the site. No significant, or severe, impact on the transport network is identified.

Parking: The LPA shall be responsible for assessing the proposed development against local parking standards and to satisfy for itself that any level of parking it requires can be achieved. The applicant has provided a parking stress survey in the surrounding area demonstrating the availability of on street parking to mitigate the lack of dedicated on site parking.

Emergency Vehicle Access: Consistent with the NPPF (2021), para. 112 (d), applications for development should allow for access by emergency vehicles. Guidance is set out in Manual for Streets (MfS) (6.7.2) (Requirements are set out in Building Regulations). Access for a pumping appliance should be provided to within 45m of a single dwelling (and within 45m of all points within a dwelling). As far as it can be reasonably ascertained from submitted plans, the proposed development would be within the recommended emergency vehicle access distance from the highway.

Access for Refuse Vehicles: The proposal will not affect existing access arrangements for kerbside collection.

CONCLUSION

HCC as Highway Authority has considered the proposal and concludes that it would not give rise to an unacceptable impact on the safety or operation of the surrounding highway. It raises no objections but recommends the inclusion of the above highway informative / advisory notes.

- 7.35 The Adopted Parking Standards SPD states for a 3 bedroom dwelling, 2 parking spaces should be allotted, for a 4 bedroom unit, 3 parking spaces should be allotted. Under the Draft SPD, the requirements are 2 car parking spaces for each dwelling respectively. The proposed development would offer no off street car parking spaces on the site. As such, based on a full parking requirement, there would be a shortfall of 4-5 spaces, dependent on the SPD.
- 7.36 The site currently comprises a residential property (with a three-storey side extension granted permission in April 2005, reference TP/2005/0001) together with hardstanding to the front. Whilst the 2005 consent provided for two off-street parking spaces clear of the public highway, a subsequent front extension has reduced the available frontage such that it now accommodates a single space, which overhangs the adjacent footpath. There are also opportunities for

car parking along Bairstow Close, owing to the unrestricted provisions along the Close. Given the existing dwelling comprised of 7 bedrooms, the parking requirement represented a shortfall of 6 spaces based on the Parking Standards 2014 and a shortfall to be determined on a case by case basis, per the Draft Sustainable Travel & Parking Standards 2022.

- 7.37 A Transport statement has been provided with the application. The Transport statement notes delivery of the full 4 space requirement would necessitate the removal of an existing tree and alteration of the adjacent public footpath. A reduced 2 space provision could be achieved within the demise of the property; however, the configuration of the frontage is such that any spaces delivered could only be assigned to one of the two units, with no parking available to the other. It is explained this option was seen to create an inequitable arrangement and the potential for conflict between the occupiers of the two units. A third option, delivers 2 spaces and retains the tree and footpath, but removes some grass/amenity space which lies outside the demise of the title for the property and would therefore require third party agreements, as would also be the case for the delivery of the full 4 space requirement.
- 7.38 Furthermore, for the output area: E00119511, within which the site lies, 26% of households have no cars or vans, 40% 1 car or van, 23% 2 cars or vans and 11% 3 or more cars or vans. The number of properties with no cars or vans is significantly higher than the 16% average for the Hertsmere Local Authority area as a whole. Furthermore, national statistics indicate that residents in affordable (rented) housing are less likely to have access to a car or van than homeowners or private renters. The cost of purchasing, taxing, insuring and maintaining a vehicle creates a financial burden that lower income households in rented accommodation often cannot sustain.
- 7.39 In terms of the sustainability of location, the site is also located in close proximity to methods of sustainable transport. The dwelling is a 4-minute walk to Theobald Street, which provides frequent bus routes (including 354 – Oaklands to Borehamwood, 361 – Borehamwood to St Albans, 362, 397 – Borehamwood to Bushey and 398) from stops such as 'Wetherby Road' which will provide access to Elstree and Borehamwood Railway Station among others.
- 7.40 A Parking Stress Survey was conducted to support the above assessment. A parking stress level of 85% is generally regarded as the threshold above which a street is considered to be at, or approaching, capacity, reflecting the point at which it becomes difficult for drivers to find an available space. Levels below this threshold indicate that spare kerbside capacity remains available.

Street	Spaces	Parked (19 th)	Stress (19 th)	Parked (20 th)	Stress (20 th)
Bairstow Close	22	16	73%	14	64%
Organ Hall Road	15	10	67%	10	67%
Stanley Gardens	24	10	42%	10	42%
Tallis Way	37	28	76%	28	76%
Tomkins Close	10	9	90%	10	100%
Total	108	73	68%	72	67%

Figure 9 Lambeth Parking Survey Results

Figure 2 – Lambeth Parking Survey results as shown in the Transport Statement

- 7.41 The Figure demonstrates that across the surveyed area as a whole, overall parking stress was 68% on the first night and 67% on the second night, with 35 and 36 unoccupied spaces available respectively. This indicates a meaningful level of spare on-street parking capacity in the vicinity of the site, comfortably below the 85% stress threshold. Spaces are also available on Bairstow Close which offers the most convenient location for future residents of the development.
- 7.42 The survey therefore confirms that, were the parking demand generated by the two units to be displaced onto the surrounding streets, there is sufficient on-street capacity within the immediate vicinity to absorb that demand without giving rise to unacceptable levels of parking stress. This remains the case notwithstanding the loss of the existing off-street parking associated with the property.
- 7.43 As shown on the plans, there are also proposed bike storage enclosures towards the front right hand for each dwelling which can accommodate cycling as a further means of sustainable travel, meeting the requirement for 7 cycle spaces within the secure cycle store area. A condition has been recommended to secure this provision prior to occupation and retention permanently, so as to ensure the provision of sustainable means of transport for the new development.
- 7.44 The Highways Officer has commented on the scheme, it was considered that the proposed development would be unlikely to have a negative impact on highways safety or traffic.
- 7.45 On the basis of the above, given the shortfall, is it considered the proposal would not comply with the requirements of policies CS25, of the adopted Development Plan, or the NPPF 2026 and as a result attach moderate weight.

Impact on Trees and Ecology

- 7.46 The NPPF 2026 states that local planning authorities should aim to conserve and enhance biodiversity and to achieve net-gains. Policy CS12 advises that developments must conserve and enhance the natural environment of the Borough. The relevant policies are N2 and N3 which seek to ensure development contributes positively to the natural environment and support nature's recovery (including trees and biodiversity).
- 7.47 Policy SADM12 of the Site Allocations and Development Management Policies Plan sets out the Council's requirements for trees and landscaping. Planning permission will be refused for development that would result in the loss or likely loss of healthy, high quality trees subject to a Tree Preservation Order; or otherwise any healthy, high quality trees and/or hedgerows that make a valuable contribution to the visual amenity or environment of their location. If any such loss would occur through approved development, replacement planting would be required. Additionally, Policy CS12 of the Hertsmere Local Plan Core Strategy states that all development proposals must conserve or enhance the natural environment of the Borough, including biodiversity, habitats, protected trees, landscape character, and sites of ecological and geological value.
- 7.48 The Environment Act 2021 requires a minimum 10% Biodiversity Net Gain (BNG) for small sites, a category under which this development would typically fall. However, developments are exempt from this requirement if they do not impact priority habitats, impact less than 25 square metres of on-site habitat, or impact less than 5m of on-site linear habitats such as hedgerows.
- 7.49 The development would not impact any priority habitats and would affect less than 25 square metres of on-site habitat. Given this, the development is considered to fall within the exemption criteria for biodiversity net gain requirements.
- 7.50 The site plan below illustrates the areas of hard/soft landscaping proposed. A condition has been attached requiring a detailed landscaping scheme prior to commencement of development.



Figure 2 – Proposed site plan as per drawing number: 0723-PL_050

- 7.51 The works proposed would not prejudice any trees in close proximity, trees are sited to the front/rear curtilage of the site, although they are not TPO trees nor is the site in a conservation area, as a result no concerns are raised in relation to the impact on biodiversity or trees.

Waste Storage in New Development

- 7.52 In line with the Hertsmere Technical Waste Standards, provision should be made for storage for three 240L wheelie bins (general waste, food and garden waste and Commingled recycling excluding paper) and a 38L box for paper recycling per property.
- 7.53 The proposed plans show the waste storage would be located on the front driveway, on the left hand side of either entrance gates. Capacity is shown for three general waste bins, three recycle bins, and two garden waste bins. Waste Management were consulted and raised no objection to the proposal commenting Refuse and recycling storage is sufficient and acceptable.
- 7.54 Therefore, no concerns are raised with regards to refuse and waste.

Community Infrastructure Levy

- 7.55 The development comprises the subdivision of an existing lawful dwelling into two residential units. Whilst there would be a net gain for dwellings, affordable housing is CIL exempt.

Equalities Act

- 7.56 The Equality Act 2010 came into force in April 2011. Section 149 of the Act introduced the public sector equality duty, which requires public authorities to have 'due regard' to the need to eliminate discrimination on the grounds of the relevant protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion and belief, sex and sexual orientation, and to advance equality of opportunity. In relation to this specific application due regard has been made to the protected characteristics and it is considered that there would be no adverse impact caused following this development.

8 PLANNING BALANCE AND CONCLUSION

- 8.1 Policy S4 of the NPPF states that development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in the Framework.
- 8.2 The above assessment has concluded that there would not be any harms to the character of the area, residential amenities, or trees and landscaping.
- 8.3 Whilst the addition of two dwellings comprising a 1x3 bed and 1x4 bed would result in a shortfall of 4 parking spaces, given the existing parking situation, the accessibility of the site and the designation of the dwellings as affordable units, only moderate weight is afforded to under-provision of parking. Consequently, that the adverse effects would not substantially outweigh the benefits of a net gain of one affordable dwelling within an accessible residential location.
- 8.4 As such, the proposal would comply with the NPPF (2026), Policies SP1, SP2, CS1, CS2, CS16, CS22 and CS25 of the Hertsmere Core Strategy (2013), Policies SADM3, SADM15, SADM19, SADM30 and SADM40 of the Adopted Site Allocations and Development Management Policies Plan (2016); Parts E and D of the Council's Planning and Design Guide SPD and the Sustainable Transport & Parking Standards draft SPD (2022).

CONDITIONS/REASONS

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission

- SITE LOCATION PLAN - 0723-PL_001
- EXISTING SITE PLAN - 0723-PL_002
- EXISTING PLANS - 0723-PL_010
- EXISTING ELEVATIONS - 0723-PL_020
- EXISTING SITE PHOTOS EXTERNAL - 0723-PL_040
- EXISTING SITE PHOTOS INTERNAL - 0723-PL_041
- PROPOSED SITE PLAN - 0723-PL_050
- PROPOSED PLANS - 0723-PL_100
- PROPOSED ELEVATIONS - 0723-PL_200
- DESIGN AND ACCESS STATEMENT
- TRANSPORT STATEMENT

(As Received: 30.06.26)

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Prior to occupation of the development hereby approved, the subdivision of the garden to create separate amenity spaces for each dwelling shall be implemented in accordance with the approved plans and thereafter permanently retained.

Reason: To provide a suitable standard of accommodation for future occupiers in accordance with Policies SADM3 and SADM30 of the Site Allocations and Development Management Policies Plan 2016 and Policy CS22 of the Hertsmere Core Strategy 2013.

4. Prior to first occupation of the development hereby approved, the refuse storage facilities, including food storage bins, shall be fully implemented and thereafter permanently retained and maintained.

Reason: To ensure that the future occupiers have a practical means of waste disposal and recycling, and in the interests of the character and appearance of the area, in accordance with Policies SP1, CS16, CS22 and CS25 of the Hertsmere Local Plan Core Strategy (2013), Policies SADM19, SADM30 and SADM40 of the Site Allocations and Development Management Policies Plan (2016) and the National Planning Policy Framework (2026).

- 5.

Prior to occupation, the bike store as indicated on the Plan 0723-PL_200 shall be implemented and shall not thereafter be used for any other purpose than the storage of bicycles for the lifetime of the development hereby approved.

Reason: To ensure sustainable development and alternative options to car travel in accordance with the NPPF 2026, policies SP1, CS16 and CS17 of the Core Strategy (2013) and policy SADM17 of the Site Allocations and Development Management Policies Plan 2016.

6. NO DEVELOPMENT BEYOND DAMP PROOF COURSE SHALL TAKE PLACE BEFORE a scheme of landscaping, phased in relation to any phasing of the development, which shall include details of both hard and soft landscape works, boundary treatment, bin and bike storage and earthworks, has been submitted to, and approved in writing by, the Local Planning Authority. The hard landscaping shall be made of porous materials, or provision shall be made for surface water run-off to flow to a porous area within the site, and this porous provision shall be retained for the lifetime of the development hereby permitted. The scheme as approved shall be carried out in the first planting season following the completion of each development phase. Any trees, shrubs or plants that die within a period of five years from the completion of each development phase, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species, unless the Local Planning Authority gives prior written permission for any variation.

Reason: To ensure that the finished appearance of the development will enhance the character and visual amenities of the area and to reduce flood risk. To comply with Policies SADM3 and SADM30 of the Site Allocations and Development Management Policies Plan 2016 and Policy CS22 of the Hertsmere Core Strategy 2013.

7. In the event contamination is found at any time when carrying out the approved development,[which was not previously identified] it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with details to be agreed in writing with the Local Planning Authority and must be conducted in accordance with DEFRA and Environment Agency's Land Contamination Risk Management (LCRM). Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a validation/verification report shall be submitted to and approved in writing by the Local Planning Authority, prior to the first occupancy

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the

development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, as required by policies CS16 and SADM20 of the adopted Development Plan.

GENERAL REASON(S) FOR GRANTING PERMISSION

1. The proposed development would not result in any harms to the character of the area, residential amenities, car parking and highways safety, or trees and landscaping. There are no adverse effects that would substantially outweigh the benefits of a net gain of an additional dwelling within an accessible residential location.

As such, the proposal would comply with the NPPF (2026), Policies SP1, SP2, CS1, CS2, CS16, CS22 and CS25 of the Hertsmere Core Strategy (2013), Policies SADM3, SADM15, SADM19, SADM30 and SADM40 of the Adopted Site Allocations and Development Management Policies Plan (2016); Parts E and D of the Council's Planning and Design Guide SPD and the Sustainable Transport & Parking Standards draft SPD (2022).

10.0 BACKGROUND PAPERS

1. The Planning application (26/0883/FUL) comprising application forms, certificate, drawings and any letters from the applicant in support of the application.
2. Replies from Statutory consultees and correspondence from third parties.
3. Any other individual document specifically referred to in the agenda report.
4. Published policies / guidance

11.0 INFORMATIVES

1. Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted pro-actively in line with the requirements of the National Planning Policy Framework (Policy DM3, paragraph 1.a) and in accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015
2. In accordance with Section 93G of the Town and Country Planning Act 1990 (as amended). Notification must be given of commencement of the development hereby approved. Before the development is begun, the person proposing to carry out the development must give a notice to the Local Planning Authority specifying the date on which the person expects the development to be begun. Further details can be found online. Town and Country Planning Act 1990 (legislation.gov.uk).
3. Noise control

1. All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Council, shall be carried out only between the hours of :

8.00am and 6.00pm on Mondays to Fridays
8.00am and 1.00pm Saturdays
and at no time on Sundays and Bank Holidays

2. The best practicable means, as defined in section 72 of the Control of Pollution Act 1974, to reduce noise to a minimum shall be employed at all times

3. All plant and machinery in use shall be properly silenced and maintained in accordance with the manufacturers instructions

4. All compressors shall be sound reduced models, fitted with properly lined and sealed acoustic covers, which shall be kept closed whenever the machines are in use. All ancillary pneumatic percussive tools shall be fitted with mufflers or silencers of the type recommended by the manufactures.

5. All machines in intermittent use shall be shut down during intervening periods between work, or throttled down to a minimum. Noise emitting equipment, which is required to operate continuously, shall be housed in suitable acoustic enclosures.

6. Items of plant and equipment shall be maintained in good condition so that extraneous noise from mechanical vibration, squeaking or creaking is reduced to a minimum.

7. All pile driving shall be carried out by a recognised noise reducing system.

8. Where practical, rotary drills and bursters, actuated by hydraulic or electric power shall be used for excavating hard material

9. In general, equipment for breaking concrete and the like, shall be hydraulically actuated.

10. BS 5228 Noise Control on Construction Sites should be referred to for guidance in respect of all work carried out by the developer, their main contractor and any sub contractors.

11. Any emergency deviation from these conditions shall be notified to the Council without delay

12. Any planned deviations from these conditions for special technical reasons, shall be negotiated with Council at least 14 days prior to the commencement of the specific work.

13. Permissible noise levels are not specified at this stage.

Dust control

1. All efforts shall be made to reduce dust generation to a minimum

2. Stock piles of materials for use on the site or disposal, that are likely to generate dust, shall be sited so as to minimise any nuisance to residents or neighbouring businesses. Materials for disposal shall be moved off site as quickly as possible.

3. Water sprays shall be used, as and when necessary, to reduce dust from particularly "dusty" activities or stock piles
4. AN1) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence.

Further information is available via the website:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN2) Obstruction of public highway land: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence.

Further information is available via the website:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN3) Debris and deposits on the highway: It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made-up carriageway, or any or other debris on a highway to the interruption of any highway user. Section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047

- 5.

Building Regulations

To obtain advice regarding current Building Regulations please contact Hertfordshire Building Control Ltd. by emailing us at buildingcontrol@hertfordshirebc.co.uk or phoning us on 01438 879990.

To make a building regulations application please apply through our website portal at <https://www.hertfordshirebc.co.uk/contact-us/> payment

can be made online or by phoning the above number after the application has been uploaded. Please phone us for fees guidance on 01438 879990.

We can also be contacted by post at Hertfordshire Building control Ltd., 4th Floor, Campus West, Welwyn Garden City, Hertfordshire, AL8 6BX.

Once a building regulations application has been deposited with relevant drawings and fee building work may commence. You will be advised in our acknowledgement letter of the work stages we need to inspect but in most instances these are usually:

- Excavation for foundations
- Damp proof course
- Concrete oversite
- Insulation
- Drains (when laid or tested)
- Floor and Roof construction
- Work relating to fire safety
- Work affecting access and facilities for disabled people
- Completion

Please phone 01438 879990 before 10.00am to ensure a same day inspection (Mon - Fri).

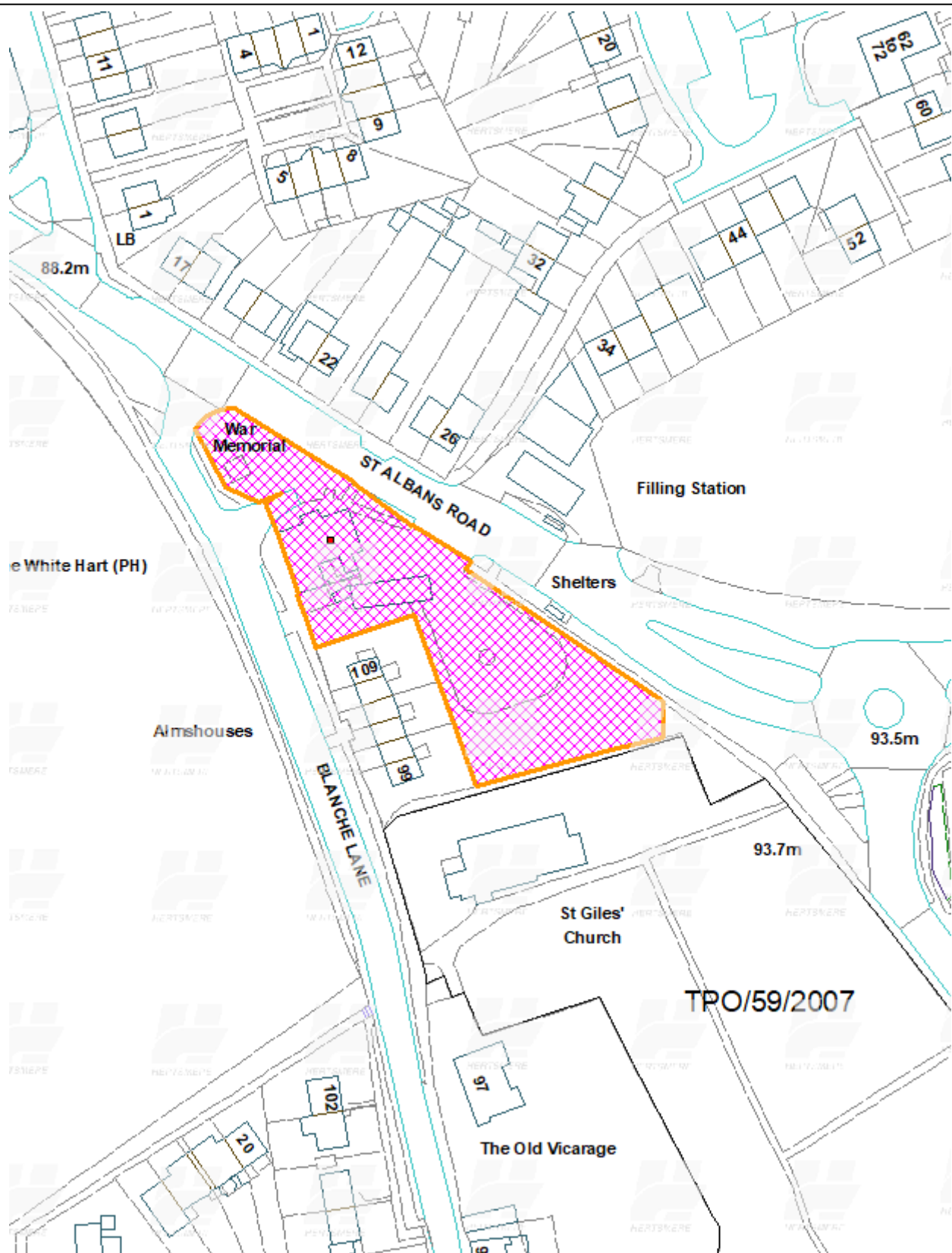
Party Wall etc. Act 1996

Any work that affects a party wall, including foundations dug within 3.0m of a neighbouring building, may be controllable under the Act and may require approval from the adjoining owner(s). Party Wall Act matters are always civil matters and it is neither Hertsmere Borough Council's nor Hertfordshire Building Control Ltd's remit to control or enforce Party Wall act matters. Please refer to the Government's explanatory booklet The Party Wall etc. Act 1996, a copy of which is available online at <https://www.gov.uk/government/publications/the-party-wall-etc-act-1996-revised-explanatory-booklet>

Case Officer Details

Marcus Truman - email address marcus.truman@hertsmere.gov.uk

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Committee Report

Date of Committee Meeting: 8 October 2026

Case Officer: Holly Holt

APPLICATION NO: 26/0898/LBC

DATE OF APPLICATION: 29 June 2026

STATUTORY START DATE: 29 June 2026

SITE LOCATION

The White Hart, St Albans Road, South Mimms, Potters Bar, Hertfordshire, EN6 3PJ

DEVELOPMENT

Replacement of existing windows with bespoke timber windows and replacement of the northern perimeter wall (Application for Listed Building Consent).

AGENT

Mr William Lloyd
Office 2
13 Bodmin Place
Milton Keynes
MK10 7DP

APPLICANT

Griggs (South Mimms) Ltd
C/O Agent

WARD: Shenley

GREEN BELT: Yes

CONSERVATION AREA: South Mimms

LISTED BUILDING : Grade II

TREE PRES. ORDER: No

REASONS FOR COMMITTEE CONSIDERATION

The building is Council owned.

1.0 SUMMARY OF RECOMMENDATION

1.1 Grant Listed Building Consent

2.0 EXECUTIVE SUMMARY

2.1 This application seeks Listed Building Consent for the replacement of existing windows with bespoke timber windows and the replacement of the northern perimeter wall at The White Hart, a Grade II listed building located within the South Mimms Conservation Area and Metropolitan Green Belt. The building also makes a positive contribution to the character and appearance of the Conservation Area and the setting of several nearby listed buildings.

- 2.2 The proposed replacement windows have been assessed by the Council's Heritage Officer, who raises no objection in principle. The submitted condition survey demonstrates that the majority of the existing windows are beyond viable repair, and the proposed bespoke timber replacements would replicate the appearance, proportions and detailing of the existing windows. Subject to conditions securing the repair of retained historic joinery and the implementation of the approved specifications, the works are considered to preserve the special architectural and historic interest of the listed building.
- 2.3 In respect of the northern perimeter wall, the Heritage Officer initially requested further information to justify the extent of the proposed works and clarify the retention and reuse of historic fabric. Additional information has been submitted by the applicant and has been reviewed by the Heritage Officer. Whilst detailed drawings identifying all timber elements requiring replacement have not been provided, the Heritage Officer accepts the structural engineer's advice that localised repairs are not feasible. Should consent be granted, a condition has been recommended to ensure the works are carried out in a sympathetic and conservation-led manner.
- 2.4 Officers consider that the proposed works would preserve the significance of the Grade II listed building and comply with the relevant heritage policies contained within the National Planning Policy Framework, Hertsmere Core Strategy and Site Allocations and Development Management Policies Plan.

3.0 APPLICATION SITE AND SURROUNDINGS

- 3.1 The application site is located on the junction of Blanche Lane and St Albans Road, located within the South Mimms Conservations Area and the Metropolitan Green Belt. The proposed site of development comprises The White Hart, a Grade II listed former Public House of late-seventeenth/early-eighteenth century derivation. It sits on a prominent corner location at the northern entrance of the Conservation Area, making a considerable contribution to the local character and appearance.
- 3.2 The applications site forms the immediate setting of Grade I listed Church of St Giles, Grade II listed Brewer's Almshouses, Wall to front of St Giles Churchyard and Brewers' Almshouses and Monument to Sir John Austen.

4.0 THE PROPOSAL

- 4.1 Replacement of existing windows with bespoke timber windows and replacement of the northern perimeter wall (Application for Listed Building Consent).

5.0 RELEVANT PLANNING HISTORY:

Reference number	Description	Date and outcome
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24/0519/FUL	Partial demolition of existing former Public House, construction of two storey side and rear extension and conversion to create 2 storey residential apartment building with accommodation at loft level, comprising 4 x 2 bed and 2 x 1 bed apartments. Conversion of existing single storey outbuilding to 2 bed apartment. Construction of detached 2 bed dwelling. Associated alterations to hard and soft landscaping to include bin store, cycle store, EV charging and car parking. (Associated Listed Building Consent 24/0520/LBC.)	6 August 2024 Grant Permission
24/0520/LBC	Partial demolition of existing former Public House, construction of two storey side and rear extension and conversion to create 2 storey residential apartment building with accommodation at loft level, comprising 4 x 2 bed and 2 x 1 bed apartments. Conversion of existing single storey outbuilding to 2 bed apartment. Construction of detached 2 bed dwelling. Associated alterations to hard and soft landscaping to include bin store, cycle store, EV charging and car parking. (Application for Listed Building Consent. Accompanying full planning application under reference 24/0519/FUL.)	6 August 2024 Grants Consent
24/1325/FUL	Change of use of former public house (Sui Generis) to a Technology and Innovation Hub (F1) and the erection of a two-storey building with glazed link, together with car parking, cycle and bin store, landscaping works and 2x AC units (Associated Listed Building Consent: 24/1326/LBC)	28 November 2025 Grant Permission
24/1326/LBC	Change of use of former public house (Sui Generis) to a Technology and Innovation Hub (F1) and the erection of a two-storey building with glazed link, together with car parking, cycle and bin store, landscaping works and 2x AC units (Associated Full Application: 24/1325/FUL)	28 November 2025 Grants Consent
25/1846/DOC	Application for approval of details reserved by conditions 3 (schedule of repair and restoration works), 4 (external materials), 5 (surfacing, landscaping and boundary treatments), 7 (contamination assessment scheme), 8 (remediation scheme), 14 (biodiversity gain plan), 15 (habitat monitoring and management plan), 18 (existing and proposed building materials),	15 June 2026 Condition Discharged

	19 (proposed finished floor levels, ridge and eave heights of buildings), and 20 (proposed fences and boundary treatments) of planning permission reference 24/1325/FUL.	
25/1847/DOC	Application for approval of details reserved by conditions 3 (schedule of repair and restoration works), 4 (external materials), and 5 (surfacing, landscaping and boundary treatments) of planning permission reference 24/1326/LBC.	26 February 2026 Condition Discharged
TP/07/0841	Erection of a single storey front pergola. (Listed Building Application)	18 May 2007 Refuse Consent
TP/05/0424	*Electronic documents only, no paper file_ Application for variation of license (Consultation by Licensing Officer)	20 May 2005 Response Given
TP/00/0568	Retention of retaining wall and associated fencing to raised garden	21 July 2000 Grant Unconditionally
TP/00/0136	2 non-illuminated wall-mounted signs (Advertisement Consent Application) (Amended plans received 4.4.2000)	19 April 2000 Grants Consent
TP/00/0134	2 non-illuminated wall-mounted signs (Listed Building Application) (AMended plans received 4.4.2000)	19 April 2000 Grants Consent
TP/99/0561	Internal alterations to convert existing first floor function room into staff accommodation (Listed Building Application) (Additional and amended plans received 19/7/99)	2 September 1999 Grants Consent
TP/99/0206	Demolition of existing single storey rear element and erection of new single storey rear extension, external fire escape and internal alterations (Listed Building application)(Amended and addi	12 October 1999 Grants Consent
TP/99/0205	Single storey rear extension, external fire escape stairway and steps to garden area (Amended and additional plans received 28/6/99 and 19/7/99).	12 October 1999 Grant Permission

6.0 CONSULTATION & RESPONSES

6.1 Notices

Site Notice (Generic) Expiry Date: 30 July 2026
Potters Bar Press 15th July 2026 Expiry Date: 5th August 2026

6.2 Summary of consultation responses

6.3 Consulted:

Consultee	Date Consulted
Conservation Advice-Place Services-Essex County Council	6 July 2026
Potters Bar Society	6 July 2026
Historic England	6 July 2026
Joint Committee Of The National Amenity Societies	6 July 2026
Natural England Consultation Service	6 July 2026

6.4 Responses:

Consultee	Comment
Conservation Advice-Place Services-Essex County Council	<u>Received: 30/07/2026</u> Replacement windows - No objection subject to conditions. <i>Full comments are detailed within the report below.</i> <u>Received: 05/08/2026</u> Replacement of the northern permitter wall – further information requested.
Historic England	<u>Received: 23/07/2026</u> No comments.

6.5 Neighbour responses

In Support	Against	Comments	Neighbours Notified	Contributors Received
0	0	0	21	0

6.6 Summary of neighbour representations

6.1 None

7.0 PLANNING POLICY CONTEXT

7.1 National Policy/Guidance

- National Planning Policy Framework 2026
- National Planning Practice Guidance
- Planning (Listed Buildings and Conservation Areas) Act 1990

7.2 The Development Plan

Adopted Hertsmere Local Plan:

Development Plan Document Core Strategy 2013

- SP1 Creating sustainable development
- SP2 Presumption in favour of sustainable development
- CS14 Protection or enhancement of heritage assets
- CS22 Securing a high quality and accessible environment

Site Allocations and Development Management Policies Plan 2016

- SADM29 - Heritage Assets
- SADM30 – Design Principles

7.3 Other Policies

- Community Infrastructure Levy Regulations
- Equalities and Diversity

8.0 ASSESSMENT AND REASONED JUSTIFICATION

8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that 'If regard is to be had to the development plan for the purposes of any determination to be made under the Planning Acts, the determination must be made in accordance with the development plan unless material consideration indicate otherwise'.

8.2 Key issues:

- Impact on the Heritage Asset and the Character and Appearance
- Community Infrastructure Levy
- Equalities and Diversity

8.3 Character and Appearance & Heritage Assets

8.4 Section 20 of the NPPF (Conserving and enhancing the historic environment) and the Listed Building and Conservation Area Act 1990 establish a presumption in favour of the preservation of heritage assets. Policy HE4 of the NPPF states that heritage assets should be conserved in a manner appropriate to their significance. Development proposals which would affect the significance of heritage assets, including any contribution made by their setting should: a. Maintain or secure a use consistent with their conservation, taking into account the importance of maintaining the assets, the positive contribution they can make to sustainable communities including local economies, and the positive contribution they can make to local character and distinctiveness; and b. Avoid (or if that is not possible, minimise) harm to the significance of heritage assets, and instead conserve this significance. Any harm to, or loss of, the significance of a designated heritage asset (including from development within its setting) should have a clear and convincing justification.

- 8.5 Policy HE6 of the NPPF sets out that when considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance. Any harm to a designated heritage asset will be a matter of considerable importance and weight. Where a development proposal would harm the significance of a designated heritage asset, the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal.
- 8.6 S72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBA) required special attention to be paid to the desirability in preserving or enhancing the character or appearance of conservation areas.
- 8.7 In similar regard, Policy CS14 of the Core Strategy (2013) and Policy SADM29 of the Site Allocations and Development Management Policies Plan (2016) required development to conserve or enhance the historic environment. Proposals should be sensitively designed to a high quality and not cause harm to identified, protected sites, building or locations of heritage.
- 8.8 The application proposes for the replacement of existing windows with bespoke timber windows that would replicate the appearance, proportions and detailing of the existing windows. It is further proposed to replace the northern perimeter wall.

Window replacement

- 8.9 The Heritage Officer was consulted on the application and commented the following with regards to the windows:
- 8.10 *"The application is for replacement of existing windows with bespoke timber windows.*
- 8.11 *The White Hart is a Grade II listed former public house dating from the late seventeenth to early eighteenth century. Occupying a prominent corner position at the northern entrance to the South Mimms Conservation Area, the building makes a positive contribution to the character and appearance of the conservation area and forms an important local landmark. Its significance is derived principally from its architectural character and historic interest as a former coaching inn within the historic core of South Mimms.*
- 8.12 *The building also forms part of a notable group of designated heritage assets located at the junction of St Albans Road and Blanche Lane, comprising the Grade I listed Church of St Giles (List Entry No. 1174342), the Grade II listed Brewer's Almshouses (List Entry No. 1103556), the Grade II listed wall to the front of St Giles Churchyard and the Brewers' Almshouses (List Entry No. 1295782), and the Grade II listed Monument to Sir John Austen (List Entry No.*

1346903). Owing to its close physical and visual relationship with these assets, particularly St Giles Church and the Almshouses, the White Hart makes a valuable contribution to their setting and significance.

- 8.13 *The current application follows the grant of Listed Building Consent under reference 24/1326/LBC for the conversion of the former public house to a Technology and Innovation Hub (Use Class F1), together with associated extensions and restoration works.*
- 8.14 *A condition survey report submitted in support of the current application identifies the existing windows and doors as being of mixed age and origin. The survey concludes that whilst a limited number of joinery elements are capable of repair and retention, the majority of the windows and doors are not historic and are in a condition whereby refurbishment is not considered technically or economically viable. In particular, the report recommends the retention and repair of the two single door sets and the fixed Georgian-style window recessed within the alcove facing St Albans Road, whilst supporting the replacement of most of the remaining windows.*
- 8.15 *Historic England produced a guidance note 'Traditional Windows, Their Care, Repair and Upgrading', which provides guidance on how windows can contribute to the significance of a building, as well as guidance on when replacement windows can be appropriate. In accordance with this guidance, "where historic windows, whether original or later insertions, make a positive contribution to the significance of a listed building they should be retained and repaired where possible. If beyond repair they should be replaced with accurate copies."*
- 8.16 *It further states, "where historic windows have already been replaced with windows whose design follows historic patterns, these usually make a positive contribution to the significance of listed buildings. When they do, they should therefore be retained and repaired where possible. If beyond repair they should be replaced with accurate copies."*
- 8.17 *In accordance with the more recently published Historic England's Advice Note 18: Adapting Historic Buildings for Energy and Carbon Efficiency, the replacement of non-original windows may be acceptable where the proposed replacements are appropriately detailed and respect the character of the historic building.*
- 8.18 *Having regard to the submitted condition survey and the relevant Historic England guidance, the principle of replacing those windows identified as being beyond viable repair is considered acceptable in this instance. However, it is essential that the two single door sets and the fixed Georgian-style window facing St Albans Road are retained and repaired in accordance with the recommendations of the survey report.*
- 8.19 *The proposed replacement windows are intended to be constructed in traditional timber joinery and to replicate the appearance of the existing windows, including their proportions, glazing patterns, mouldings, glazing bars,*

frame profiles and methods of opening. Subject to appropriate detailing, this approach is considered acceptable. The replacement of non-original windows with accurately detailed replicas would preserve the special architectural and historic interest of the listed building and maintain its positive contribution to the character and appearance of the South Mimms Conservation Area.

- 8.20 *Should the Local Planning Authority be minded to grant consent, conditions are recommended requiring the submission and approval of detailed specifications and methodologies for the repair of the retained historic joinery; and full details of all replacement windows, including drawings at appropriate scales (between 1:20 and 1:1 as necessary), sections through glazing bars and frames, joinery details, materials and finishes, to be submitted to and approved in writing by the Local Planning Authority prior to their first installation on the site.”*
- 8.21 Officers are in agreement with the Heritage Officer’s advice above. Following further correspondence with Heritage, it was advised that the conditions could be compliance conditions, noting sufficient details have already been provided.
- 8.22 Overall, it is considered the replacement of the windows would comply with the relevant policies and would result in an acceptable impact on the character and appearance of the listed building and the surrounding area.

Replacement of the northern perimeter wall

- 8.23 The Heritage Officer raised concerns regarding the proposed dismantling and reconstruction of the northern perimeter wall due to insufficient information being provided to fully assess the extent of deterioration, the justification for dismantling the wall, and the amount of historic fabric to be retained. Following these comments, the applicant has submitted additional information which has been reviewed by the Heritage Officer.
- 8.24 Following consideration of the additional information, the Heritage Officer notes that the exposed timbers demonstrate decay and failure of a number of principal timber elements which require repair or replacement. Whilst no detailed drawings identifying all elements requiring replacement have been submitted, the Heritage Officer advises that determining whether the wall could be repaired without dismantling is a structural matter and therefore places reliance on the advice of the Structural Engineer. The Structural Engineer has confirmed that localised repairs are not a feasible approach and that removal and replacement of timber elements is required throughout the wall.
- 8.25 The Heritage Officer further advises that, should Listed Building Consent be granted, the works should be undertaken in accordance with a conservation-led approach which maximises the retention and reuse of historic fabric. The reconstructed wall should replicate the existing wall in terms of its alignment, footprint, height, proportions, structural rhythm and appearance to ensure that its character and significance are preserved.

- 8.26 Officers are in agreement with the Heritage Officer's advice and a condition has been imposed to this effect in the interests of preserving the character and appearance of the listed building.
- 8.27 Overall, subject to a condition, the replacement of the northern perimeter wall is considered acceptable.

Conclusion

- 8.28 Overall, whilst the proposal would result in the loss of historic fabric, the evidence submitted demonstrates that it is necessary for these elements to be replaced due to the structural stability and condition of the building. As such, it is considered the replacement of the windows and walls is necessary in this instance to preserve the Grade II listed building. Accordingly, the overall heritage impact is considered neutral.

8.29 Other Matters

8.30 Community Infrastructure Levy

- 8.31 The Council implemented the Community Infrastructure Levy (CIL) on 1 December 2014. This development is exempt from CIL.

8.32 Equalities and Diversity

- 8.33 The Equality Act 2010 came into force in April 2011. Section 149 of the Act introduced the public sector equality duty, which requires public authorities to have 'due regard' to the need to eliminate discrimination on the grounds of the relevant protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion and belief, sex and sexual orientation, and to advance equality of opportunity. In relation to this specific application due regard has been made to the protected characteristics and it is considered that there would be no adverse impact caused following this development.

9.0 CONCLUSION

- 9.1 The proposal is considered acceptable and would not adversely impact the Listed Building. As such it would comply with National Planning Policy Framework 2026; Planning Practice Guidance (PPG); Policies SP1, SP2, CS14 and CS22 of the Hertsmere Core Strategy 2013; Policies SADM29 & SADM30 of the Site Allocations and Development Management Policies Plan 2016.

10.0 RECOMMENDATION

- 10.1 Grant listed building consent subject to the following conditions:**

11.0 CONDITIONS/REASONS

1. The development hereby permitted shall be begun not later than the expiration of three years from the date on which this consent is granted.

Reason: To comply with the requirements of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2. The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission:

- LOCATION PLAN
- 30285.1 - WINDOW ELEVATIONS & SECTIONS
- 30285.10 - WINDOW W30 ELEVATION, SECTIONS & DETAILS
- 30285.11 - WINDOW W31 ELEVATIONS, SECTIONS & DETAILS
- 30285.12 - WINDOW W19 ELEVATIONS, SECTIONS & DETAILS
- 30285.2 - WINDOW ELEVATIONS, SECTIONS, HEIGHT SECTIONS & HORN DETAILS
- 30285.3 - WINDOW W7, W8 ELEVATIONS, SECTIONS & DETAILS
- 30285.4 - WINDOW W11, W28, W17, W18, W20, W21 ELEVATIONS, SECTIONS & DETAILS
- 30285.5 - WINDOW W22, W23, W12 ELEVATIONS, SECTIONS, ELEVATIONS & DETAILS
- 30285.6 - WINDOW W13 ELEVATIONS, SECTIONS & DETAILS
- 30285.7 - WINDOW W5, W6 ELEVATION, SECTION & DETAILS
- 30285.8 - WINDOW W3, W4 ELEVATIONS, SECTIONS & DETAILS
- 30285.9 - WINDOW W24 ELEVATIONS, SECTIONS & DETAILS
- KD JOINERY LTD - SPECIALIST HISTORICAL BUILDINGS RENOVATION PROJECTS
- SURVEY PHOTOS
- THE WHITE HART PH JOINERY CONDITION REPORT
- WHITE HART - WINDOW STATEMENT FINAL
(Received: 29/06/2026)
- TIMBER CONDITION INVESTIGATION OF FLOOR STRUCTURES AND FRAME
(Received: 18/08/2026)
- PUB CONDITION LETTER
- WHITE HART HERITAGE REPORT
(Received: 21/08/2026)
- EXISTING PUB WALL CONDITION LETTER
(Received: 25/09/2026)

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The repairs shall thereafter be carried out in strict accordance with the approved specifications and methodologies for the repair of all retained historic joinery and retained as such thereafter.

Reason: To safeguard the special architectural or historic interest, character, appearance and integrity of the Listed building. To comply with Policy SADM29 of the Site Allocations and Development Management Policies Plan 2016 and Policy CS14 of the Hertsmere Core Strategy 2013.

4. The works shall be implemented in accordance with the replacement window specifications including glazing bars and frames, joinery details, materials and finished details and shall be permanently maintained as such.

Reason: To safeguard the special architectural or historic interest, character, appearance and integrity of the Listed building. To comply with Policy SADM29 of the Site Allocations and Development Management Policies Plan 2016 and Policy CS14 of the Hertsmere Core Strategy 2013.

5. The works must be carried out in accordance with the Proposed Methodology and Safeguards set out in section 9 of the White Hart Heritage Report V4 (dated 20 August 2026) and the Structural Engineer's recommendations to ensure that the works are carried out in a sympathetic and conservation-led manner. The works must maximise the retention and reuse of historic fabric, with as many existing timber elements as possible incorporated into the reconstructed structure. The rebuilding must replicate the existing wall in terms of its alignment, footprint, height, proportions, structural rhythm, and pattern of openings or bays. Care must also be taken to preserve the character and appearance of the wall, ensuring that the visual qualities and historic character of the external face are retained.

Reason: To safeguard the special architectural or historic interest, character, appearance and integrity of the Listed building. To comply with Policy SADM29 of the Site Allocations and Development Management Policies Plan 2016 and Policy CS14 of the Hertsmere Core Strategy 2013.

12.0 GENERAL REASON(S) FOR GRANTING PERMISSION

1. The proposal is considered acceptable and would not adversely impact the Listed Building. As such would comply with National Planning Policy Framework 2024; Planning Practice Guidance (PPG); Community Infrastructure Levy; Policies SP1, SP2, CS14 and CS22 of the Hertsmere Core Strategy 2013; Policies SADM29 & SADM30 of the Site Allocations and Development Management Policies Plan 2016.

13.0 INFORMATIVES

1. Listed building consent has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the National Planning Policy Framework (paragraph 39) and in accordance with

The Town and Country Planning (Development Management Procedure) (England) Order 2015.

2. In accordance with Section 93G of the Town and Country Planning Act 1990 (as amended). Notification must be given of commencement of the development hereby approved. Before the development is begun, the person proposing to carry out the development must give a notice to the Local Planning Authority specifying the date on which the person expects the development to be begun. Further details can be found online. Town and Country Planning Act 1990 (legislation.gov.uk)
Notifications should be sent to planning@hertsmere.gov.uk

3. Building Regulations

To obtain advice regarding current Building Regulations please contact Hertfordshire Building Control Ltd. by emailing us at buildingcontrol@hertfordshirebc.co.uk or phoning us on 01438 879990.

To make a building regulations application please apply through our website portal at <https://www.hertfordshirebc.co.uk/contact-us/> payment can be made online or by phoning the above number after the application has been uploaded. Please phone us for fees guidance on 01438 879990.

We can also be contacted by post at Hertfordshire Building control Ltd., 4th Floor, Campus West, Welwyn Garden City, Hertfordshire, AL8 6BX.

Once a building regulations application has been deposited with relevant drawings and fee building work may commence. You will be advised in our acknowledgement letter of the work stages we need to inspect but in most instances these are usually:

- Excavation for foundations
- Damp proof course
- Concrete oversite
- Insulation
- Drains (when laid or tested)
- Floor and Roof construction
- Work relating to fire safety
- Work affecting access and facilities for disabled people
- Completion

Please phone 01438 879990 before 10.00am to ensure a same day inspection (Mon - Fri).

Party Wall etc. Act 1996

Any work that affects a party wall, including foundations dug within 3.0m of a neighbouring building, may be controllable under the Act and may require approval from the adjoining owner(s). Party Wall Act matters are always civil matters and it is neither Hertsmere Borough Council's nor Hertfordshire

Building Control Ltd's remit to control or enforce Party Wall act matters. Please refer to the Government's explanatory booklet The Party Wall etc. Act 1996, a copy of which is available online at <https://www.gov.uk/government/publications/the-party-wall-etc-act-1996-revised-explanatory-booklet>

Case Officer Details

Holly Holt - email address holly.holt@hertsmere.gov.uk

Planning Committee
Committee Date 08 October 2026
Current Planning Appeals

Application Number	Appeal Start date	Site Location	Applicant	Proposal	Appeal Procedure	Progress
23/0373/UAW	10/04/25	1 Heath Drive Potters Bar Hertfordshire	Mrs Flavia Rizzo	Without planning permission, the erection of a structure forward of the principal elevation of the property and the replacement of the windows on the property (the unauthorised developments)	Written Representations	Await Decision
25/0977/CLP	15/09/25	31 Tempest Avenue Potters Bar Hertfordshire	Sonnenschein	Demolition of existing single storey outbuilding to facilitate construction of single storey side and rear extension. Conversion of loft to habitable space to include rear dormer Certificate of Lawful Development (Proposed).	Written Representations	Await Decision
24/0024/UAW	12/01/26	6 Oakroyd Close, POTTERS BAR, EN6 2EW	Mr Iacovos Demetriou	Without planning permission, installation of hard surface forward of the principal elevation of dwelling house ("the breach")	Written Representations	Await Decision
25/0999/CLP	20/01/26	23 Albemarle Avenue Potters Bar Hertfordshire	Mr Gutwirth	Conversion of loft to habitable space with associated roof alterations to include rear dormer. (Certificate of Lawful Development.)	Written Representations	Await Decision
24/0273/UAW	13/02/26	59 Wroxham Gardens Potters Bar Hertfordshire EN6 3DJ	MR ONUR KARAMAN	Without planning permission, the erection of a two storey outbuilding in the rear garden ("the breach").	Written Representations	Await Decision
24/1101/OUTEI MAJOR	16/02/26	Land To The West Of Barnet Road, And East Of Baker Street, Potters Bar	Bloor Homes	Outline application (with all matters reserved except for means of access) for a new neighbourhood comprising up to 900 dwellings (Use Class C3) (including affordable housing), a neighbourhood centre and community facilities	Inquiry – 19-21 May, 2-4 June, 16-18 June, 30 Jun – 2 Jul, 7 July 2026	Await Decision

				(Use Class E (a), Class E (e) and F2 (b), a primary school (Use Class F1 (a)), land for an up to 80-bed care home (Use Class C2), strategic and informal open space, landscaping, parking, associated infrastructure and works, with vehicle and pedestrian accesses from Baker Street and Barnet Road.		
24/0121/WLB	04/03/26	Little Gable Cottage 25 High Street Elstree Borehamwood Hertfordshire	Mr Altin Ahmeti	Without planning permission, the rendering of external walls of the dwelling house and installation of windows and front door	Written Representations	Await Decision
25/1660/CLP	11/03/26	225 Darkes Lane Potters Bar Hertfordshire	Mr David Gutwirth	Part single, part two storey rear extension, single storey side extension, conversion of loft to habitable space to include rear dormer and insertion of 3x front roof lights, conversion of garage to habitable space to include replacement of garage door with window. Certificate of Lawful Development (Proposed) (Amended description to include additional flat)	Written Representations	Await Decision
25/1070/FUL MAJOR	16/04/26	Land Opposite Junction With Butterfly Lane And East Of Watling Street Radlett Hertfordshire	Greenfield Energy Developments Limited	The construction and operation of a Battery Energy Storage System (BESS) and associated infrastructure including battery container units, medium voltage stations, 132 kV substation, 33kV customer switchgear, DNO control room, storage and welfare containers, CCTV cameras, fencing including acoustic fence, access tracks, water storage tank and landscaping.	Written Representations	Await Decision Costs Application received 24/06/26
25/0949/LBC	30/04/26	1 Baytree Cottages Crossoaks Lane Ridge Potters Bar Hertfordshire	Matthew & Nazik Wortman	Replacement of glass roof with roof tiles (Retrospective application).	Written Representations	Await Decision
26/0121/VOC	20/05/26	1 Loom Lane Radlett Hertfordshire	Graham Temple	Variation of condition 19 (plans) to allow for alterations to plot 1 and 2 including roof alterations, fenestration changes and projection to increase floor space in plot 1 following grant of planning permission 25/1032/VOC (as amended by plans received on 13.03.2026).	Written Representations	Await Decision

25/1788/FUL	02/06/26	11 Finch Lane, Bushey, Hertfordshire	Mr Edward Hiller	Demolition of Non-Designated Heritage Asset (NDHA) detached dwelling and construction of replacement two storey detached dwelling with rooflights, air source heat pump, solar panels and alterations to boundary treatments, hard and soft landscaping.	Written Representations	Await Decision
24/1522/OUT MAJOR	08/09/26	Land East Of Little Bushey Lane And North Of The Squirrels Little Bushey Lane Bushey	Redrow Homes Ltd	Application for residential development (up to 280 dwellings) with access from Little Bushey Lane, a mobility / community hub (Class E), along with car parking, drainage and earthworks, open space and all ancillary and enabling works (Outline Application with Appearance, Internal Access, Landscaping, Layout and Scale Reserved for subsequent approval).	Inquiry 15 – 17 Sept, 23 – 25 Sept, 29 & 30 Sept	CMC 14/07/26 Questionnaire 16/06/26 Statement 13/07/26 Final Comments 18/08/26
26/0198/CLP	09/06/26	67 Cotton Road Potters Bar Hertfordshire	Blachman	Change of use from 6 person HMO (Class C4) to 7 person HMO (Sui-Generis). Certificate of Lawful Development (Proposed).	Written Representations	Questionnaire 23/06/26 Statement 21/07/26 Final comments 11/08/26
26/0536/HSE	24/06/26	188 Mutton Lane Potters Bar Hertfordshire	RICHARD JAMES ROLAND STRATTON	Demolition of existing conservatory and single storey rear extension to facilitate construction of single storey rear extension. Conversion of garage to habitable space to include replacement garage door with window and conversion of loft to habitable space to include rear dormer.	Fast Track	Await Decision Costs Application made
26/0497/HSE	15/07/26	16 Melrose Avenue Potters Bar Hertfordshire	Simon Haynes	Single storey rear, side, and front porch extension; alterations to fenestration.	Fast Track	Await Decision
26/0436/FUL	29/07/26	31 Tempest Avenue Potters Bar Hertfordshire	Sonnenschein SUNSHINE20 LTD	Change of use from class C3 to sui generis 10 bedroom HMO use facilitated by demolition of existing outbuilding and construction of a part single, part two storey side and rear extension and conversion of loft to habitable space to include 2x rear dormers and 3x front rooflights. Alterations to hard landscaping, bin and bike storage and adjustment to vehicular crossover.	Written Representations	Questionnaire 05/08/26 Statement 03/09/26 Final comments 17/09/26
26/0435/FUL	29/07/26	31 Tempest Avenue Potters Bar Hertfordshire	Sonnenschein SUNSHINE20 LTD	Change of use from class C3 to sui generis 12 bedroom HMO use facilitated by demolition of existing outbuilding and construction of a part single, part two storey side and rear extension and conversion of loft to habitable space to include 2x rear dormers and 3x front rooflights.	Written Representations	Questionnaire 05/08/26 Statement 03/09/26 Final comments 17/09/26

				Alterations to hard landscaping, bin and bike storage and adjustment to vehicular crossover.		
25/1246/FUL	03/08/26	21 Auckland Road Potters Bar Hertfordshire	David Landau	Part single part two storey side and rear extensions, conversion of loft to habitable space including rear dormer, change of use from a single dwelling house (Class C3) to a 9-bed, 9-person HMO (Sui-Generis) with provision of refuse and cycle storage.	Written Representations	Questionnaire 10/08/26 Statement 08/09/26 Final comments 22/09/26
26/0606/FUL	04/08/26	50 Bushey Grove Road Bushey Hertfordshire	Amir Sharon	Construction of part single, part two storey side and rear extension, rear extension at first floor and loft level with 3x rear dormers and insertion of 2x rear rooflights, alterations to fenestration, car parking and cycle storage. Retention of existing HMO (sui generis) use. (Part previously approved under applications reference 25/1206/FUL and 26/0042/FUL.)	Written Representations	Questionnaire 11/08/26
26/0367/FUL	25/08/26	66 Laurel Avenue Potters Bar Hertfordshire	David Gutwirth	Change of use from class C3 to sui generis 7-bedroom HMO facilitated by conversion of loft to habitable space to include hip to gable roof alterations and rear dormer, part single, part two-storey rear extension; demolition of existing detached garage; soft landscaping alterations to revise parking and amenity space and refuse and cycle storage.	Written Representations	Questionnaire 02/09/26 Statement 30/09/26 Final comments 14/10/26
26/0365/FUL	25/08/26	66 Laurel Avenue Potters Bar Hertfordshire	David Gutwirth	Change of use from class C3 to sui generis 8-bedroom HMO facilitated by conversion of loft to habitable space with hip to gable roof alterations and rear dormer, part single, part two-storey side extension with associated roof works, single-storey rear extension with 2x rooflights; demolition of existing detached garage; soft landscaping to revise parking and amenity space; refuse and cycle storage.	Written Representations	Questionnaire 02/09/26 Statement 30/09/26 Final comments 14/10/26
26/0366/FUL	25/08/26	66 Laurel Avenue Potters Bar Hertfordshire	David Gutwirth	Change of use from class C3 to sui generis 9-bedroom HMO facilitated by conversion of loft to habitable space to include hip to gable roof alterations and rear dormer, part single, part two-storey side and rear extension; demolition of existing detached garage; soft landscaping to revise parking and amenity space; refuse and cycle storage.	Written Representations	Questionnaire 02/09/26 Statement 30/09/26 Final comments 14/10/26

25/1380/OUT	26/08/26	Fields Theobald Street Radlett Hertfordshire	Tory Homes Ltd	Construction of 4x new dwellings (Use Class C3) to be located to the rear of the existing house, which is to be retained. Outline planning application (with all matters reserved except access).	Written Representations	Questionnaire 03/09/26 Statement 01/10/26 Final comments 15/10/26
25/0402/FUL	18/09/26	Oak House Wagon Road Barnet	Mr Mike Fenner- Solomon	Demolition of existing manor house, detached dwelling, and outbuildings and erection of 13x dwellings, with associated residential curtilages, garaging and parking provision, bicycle stores, and hard and soft landscaping. Erection of detached 'boathouse/clubhouse'. Amended vehicular access from Wagon Road.	Written Representations	Questionnaire 25/09/26 Statement 23/10/26 Final comments 06/11/26

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Planning Committee 08 October 2026
Planning Appeals Decisions
Report ran from 01/07/2026 to 30/09/2026

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
22/0110/UCU	08/11/24	Land At Chapel Hall Farm Summerswood Lane Borehamwood Hertfordshire	Mr D Magwood	Without planning permission, the raising of land levels including installation of hardstanding, vehicular cross over and installation of a gate taller than 1 metre adjacent to a highway used by vehicular traffic.	Written representations	The notice is found to be a nullity no further action will be taken. 08/07/26	Enforcement Notice	None
25/1572/HSE	10/02/26	21 Gills Hill Lane Radlett Hertfordshire	Jonathan and Elana Garfield-Olsen	Demolition of existing car port, conservatory and single storey rear extension to facilitate construction of part single, part two storey side and rear extension. Alterations to fenestration and front porch. Conversion of loft to habitable space to include increased ridge height, hip to gable roof alterations and rear dormer.	Written Representations	Dismissed 09/07/26	Non determination appeal	Yes TBC
26/0051/HSE	07/05/26	16 Melrose Avenue Potters Bar Hertfordshire	Mr Simon Haynes	Front porch, two storey side and single storey rear extension.	Fast Track	Allowed 10/07/26	Officer Recommendation	None
25/1833/HSE	08/05/26	14 Tilehouse Close Borehamwood	Collyer	First floor side extension.	Fast Track	Dismissed 10/07/26	Officer Recommendation	None

		Hertfordshire						
22/0373/UAW	27/05/25 (Revised date from 19/05/25 due to amended procedure)	6 Ark Avenue Borehamwood Hertfordshire	Mr Syed Zain Quli Rizvi	Without planning permission, erection of boundary fencing adjacent to the highway exceeding one (1) metre in height (the breach)	Written Representations	Dismissed 14/07/26	Enforcement Notice	None
23/0139/UCU	30/06/25	42 Rutherford Close Borehamwood Hertfordshire	Mr Michael Firestone	Without planning permission, the change of use from a residential dwelling (Use Class C3) to a commercial short-term let operation (Sui generis) ("the material change of use of the premises")	Written Representations	Dismissed 17/07/26 Enforcement notice upheld	Enforcement Notice	Yes TBC
23/0109/UAW	06/03/25	24 Burghley Avenue Borehamwood Hertfordshire	Mr Jetmir Cufa	Without planning permission, the erection of an outbuilding with raised platform.	Written Representations	Dismissed 17/07/26 Enforcement notice upheld	Enforcement Notice	None
22/0373/UAW	27/05/25	6 Ark Avenue Borehamwood Hertfordshire	Syed Zain Quli Rizvi Harriet Kirsty Dallen	Without planning permission, erection of boundary fencing adjacent to the highway exceeding one (1) metre in height ("the breach").	Written Representations	Appeal Allowed 21/07/26 Enforcement Notice quashed	Enforcement Notice	None
22/0372/UAW	03/06/25	12 Ark Avenue, Borehamwood, Hertfordshire	Mrs Sian Kaye Mr Paul Kaye	Without planning permission, erection of boundary fencing adjacent to the highway exceeding one (1) metre in height (the breach)	Written Representations	Dismissed 21/07/26 Enforcement notice upheld with variation	Enforcement Notice	None
22/0174/UAW	28/05/25	2 Ark Avenue, Borehamwood, WD6 1GH	Mr Jan Majkowski, Mrs Anna Majkowska	Without planning permission, erection of boundary fencing adjacent to the highway exceeding one (1) metre in height ("the breach")	Written Representations	Appeal Allowed 21/07/26 Enforcement Notice quashed	Enforcement Notice	None

25/0074/UAW	24/11/25	10 Ark Avenue Borehamwood Hertfordshire	Mr Marc Goldberg & Mrs Gali Goldberg	Without planning permission, the erection of boundary fencing adjacent to the highway exceeding one (1) metre in height	Written Representations	Appeal Allowed 21/07/26 Enforcement Notice quashed	Enforcement Notice	None
24/0176/UAW	30/09/25	15 Oddesey Road Borehamwood Hertfordshire	Hunslow Estates Ltd	Without planning permission; the change of use of the property from a single family dwelling to mixed use as one (1) self-contained flat and seven (7) bedroom House in Multiple Occupation (HMO) (Use Class Sui Generis)	Written Representations	Dismissed 22/07/26 Enforcement notice upheld with corrections and variations.	Enforcement Notice	None
25/0325/FUL	09/04/26	Land Rear Of 5 To 23 Cobden Hill Radlett Hertfordshire	Mrs Juliet Bichard	Construction of 4x 4 bed dwellings and 2x 3 bed dwellings with new vehicular and pedestrian access adjacent No 5 Cobden Hill; layout of additional parking, landscaping and all ancillary works.	Written Representations	Appeal Allowed 27/07/26	Officer Recommendation	None
25/1719/FUL	30/04/26	Stables West Of Green Street Shenley Hertfordshire	Sue Harrington	Redevelopment of the site including demolition of existing stable block, hardstanding, mobile home, shed, and other associated structures and erection of a single storey 2x bed dwelling.	Written Representations	Appeal Allowed 17/08/26	Officer Recommendation	None
24/0990/FUL	26/05/26	Land Adjacent To 51 Harcourt Road Bushey Hertfordshire	Knightspur Homes Ltd	Erection of 3x bed two storey detached dwelling with associated works and landscaping.	Written Representations	Appeal Allowed 20/08/26	Non determined Officer Recommendation	None

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