

**ST ALBANS DISTRICT COUNCIL TECHNICAL APPLICATION WEEKLY LIST
REGISTERED WEEK ENDING 19/12/2025**

Application No: 5/2025/2241

Ward: N/A

Area: N/A

Proposal: CONSULTATION ONLY - Request for a scoping opinion (Environmental Impact Assessment) at Land Off Coursers Road Coursers Road Colney Heath St Albans Hertfordshire

Applicant:

Urban&Civic
C/o Agent

Agent:

Andrew Fisher David Lock Associates Ltd
50 North Thirteenth Street Central Milton
Keynes Buckinghamshire MK9 3BP

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Application No: 5/2025/2236

Ward: Harpenden North & Rural

Area: N

Proposal: Discharge of Condition 5 (construction management method statement) of planning permission 5/2023/1918 dated 25/06/2025 for Infill of the ground floor of Building 1 for office use with external alterations, car and cycle parking and associated works at 1 Waterside Station Road Harpenden Hertfordshire AL5 4US

Applicant:

Mr N Crawford
Wigglesworth House 69 Southwark
Bridge Road London SE1 9HH

Agent:

Mr Neil Crawford Create Design
Wigglesworth House 69 Southwark Bridge
Road London SE1 9HH

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Application No: 5/2025/2260

Ward: Harpenden North & Rural

Area: N

Proposal: Discharge of Condition 6 (statement for interim and temporary drainage measures) of planning permission 5/2023/1918 dated 25/06/2025 for Infill of the ground floor of Building 1 for office use with external alterations, car and cycle parking and associated works at 1 Waterside Station Road Harpenden Hertfordshire

Applicant:

Mr N Crawford Create Design
Wigglesworth House 69 Southwark
Bridge Road London SE1 9HH

Agent:

Mr N Crawford Create Design
Wigglesworth House 69 Southwark Bridge
Road London SE1 9HH

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ST ALBANS DISTRICT COUNCIL TECHNICAL APPLICATIONS

Application No: 5/2025/2227

Ward: Harpenden South

Area: N

Proposal: Discharge of Conditions 3 (samples of materials) , 4 (existing and proposed levels) and 5 (Construction Method Statement) of planning permission 5/2025/1600 dated 28/08/2025 for Demolition of existing bungalow and erection of replacement self build single storey energy efficiency dwelling at 6a Hatching Green Close Harpenden Hertfordshire AL5 2LB

Applicant:
Rackham
6A Hatching Green Close Harpenden
Hertfordshire AL5 2LB

Agent:
Mrs Heather Johnson A D Practice Ltd
2 Mill Walk Wheathampstead Hertfordshire
AL4 8DT

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Application No: 5/2025/2230

Ward: Harpenden South

Area: N

Proposal: Discharge of Conditions 18 (Site Access Points) and 19 (Highway Works) of planning permission 5/2022/2735 dated 21/03/2024 for Demolition of existing buildings and construction of 75 bed care home with associated parking and amenity space, alterations to access and associated works at 22-24 Grove Road Harpenden Hertfordshire

Applicant:
C/O Agent
1 Harrier Court Woodside Road Lower
Woodside Bedfordshire LU1 4DQ

Agent:
Mr Scott Smallwood RDT Architects
1 Harrier Court Woodside Road Lower
Woodside Bedfordshire LU1 4DQ

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Application No: 5/2025/2292

Ward: London Colney

Area: S

Proposal: Prior Approval - Single storey rear extension 3m in height x 6m in depth and 3m in height to the eaves at 57 Hardwicke Place London Colney Hertfordshire AL2 1PX

Applicant:
S Gold
OCC Building A 105 Eade Road
London N4 1TJ

Agent:
Shulem Posen Eade Planning Ltd
OCC Building A 105 Eade Road London N4
1TJ

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ST ALBANS DISTRICT COUNCIL TECHNICAL APPLICATIONS

Application No: 5/2025/2207 **Ward:** Park Street **Area:** S

Proposal: Certificate of Lawfulness (existing) - Use of the premises as a standalone restaurant falling within Use Class E 'Commercial, Business and Service' of the Use Classes Order without reference to associated or ancillary hotels or residential use at Moor Mill Smug Oak Lane Bricket Wood Hertfordshire AL2 3PN

Applicant:
Whitbread PLC
King Street Knutsford Cheshire WA16
6DX

Agent:
Mr Bruce Risk Walsingham Planning
Brandon House King Street Knutsford
Cheshire WA16 6DX

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Application No: 5/2025/2187 **Ward:** Park Street **Area:** S

Proposal: Notice of an application to discharge a planning obligation - Submission and Approval of Communal Facilities Scheme under Schedule 1, Part 1, Clause 2 of the Agreement of S106 agreement dated 28/01/2022 relating to 5/2020/3022 for Demolition of all existing buildings, structures and hardstanding and redevelopment of the site to provide a new retirement community comprising 80 assisted living apartments with community facilities and 44 bungalows together with associated access, bridleway extension, landscaping, amenity space, car parking and associated and ancillary works at Land To Rear Of Burston Garden Centre North Orbital Road Chiswell Green St Albans Hertfordshire

Applicant:
M Curry St Albans Trustees I Ltd and
St Albans Trustee II Ltd
112-116 New Oxford Street London
WC1A 1HH

Agent:
David Phillips DPV Consult
20 Clyde Road London N22 7AE

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F2187>

Application No: 5/2025/2245 **Ward:** Redbourn **Area:** N

Proposal: Certificate of Lawfulness (existing) - Erection of single storey rear outhouse to serve as a utility room and wc including replacement of an existing translucent flat roof for a corrugated sheet roof over a covered yard area at 62 Snatchup Redbourn Hertfordshire AL3 7HB

Applicant:
Ms M da Silva
62 Snatchup Redbourn Hertfordshire
AL3 7HB

Agent:
Mr Kevin Smith Kevin Smith Chartered
Architectural Technologist
10 Halfway Avenue Luton Bedfordshire LU4
8RB

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ST ALBANS DISTRICT COUNCIL TECHNICAL APPLICATIONS

Application No: 5/2025/2242 **Ward:** Sandridge & Wheathampstead **Area:** N

Proposal: Discharge of Conditions 3 (landscape and ecological management plan), 4 (construction ecological management plan) and biodiversity gain condition of planning permission 5/2025/0853 dated 09/09/2025 for A new general purpose agricultural building at Lamer Park Farm Lamer Lane Wheathampstead Hertfordshire

Applicant:
Mrs A Gifford
c/o Bidwells Bidwell House
Trumpington Road Cambridge
Cambridgeshire CB2 9LD

Agent:
Mr Samuel Nobbs Bidwells
Bidwell House Trumpington Road Cambridge
Cambridgeshire CB2 9LD

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Application No: 5/2025/2161 **Ward:** Sandridge & Wheathampstead **Area:** N

Proposal: Non Material Amendment - Changes to fenestration, linking structure to be lower than approved design and roof geometry altered to avoid necessity to alter existing annexe structure of planning permission 5/2021/2898 dated 17/12/2021 for Single storey extension to link main dwelling to annexe, porch canopy and alterations to elevations at Bowers Manor Holly Lane Harpenden Hertfordshire AL5 5DY

Applicant:
Mr A Kington
Bowers Manor Holly Lane Harpenden
Hertfordshire AL5 5DY

Agent:
Mr Gregor Horn HollandGreen
The Old Grammar School Church Road
Thame Oxfordshire OX9 3AJ

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Application No: 5/2025/2225 **Ward:** Sandridge & Wheathampstead **Area:** N

Proposal: Certificate of Lawfulness (proposed) - Proposed loft conversion with rear flat roofed dormer and rooflights to the front elevation at 58 Langley Grove Sandridge Hertfordshire AL4 9DX

Applicant:
Mr D Winnan
58 Langley Grove Sandridge
Hertfordshire AL4 9DX

Agent:
Mr James Batchelor

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Application No: 5/2025/2287 **Ward:** St Peters **Area:** C

Proposal: Prior Approval - Change of use from Office (Class E) to Residential (Class C3) to provide 46 apartments at ground, first, second, third and fourth floors at Marlborough House 18 Upper Marlborough Road St Albans Hertfordshire AL1 3UT

Applicant:
Telereal Property Development 1 Ltd
(TPD1 Ltd)
C/o Agent

Agent:
Fiona Duffy Boyer Planning
Unit 2 Renaissance Court 120 Bermondsey
Street London SE1 3TX

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ST ALBANS DISTRICT COUNCIL TECHNICAL APPLICATIONS

Application No: 5/2025/2211

Ward: St Stephen

Area: S

Proposal: Discharge of Conditions 3 (samples of materials), 5 (hard and soft landscape details), 6 (details of soft landscape) and 7 (details of hard and soft landscape treatment) of planning permission 5/2022/0859 dated 07/12/2022 for Erection of bungalow to replace existing buildings with passing bay to existing access at Yard Rear Of Wexhams Lye Lane Bricket Wood Hertfordshire

Applicant:

Mr E Cowen
Foxy Lodge The Laurels Lye Lane
Bricket Wood St Albans Hertfordshire
AL2 3RR

Agent:

Mr E Cowen
Lye Lane Bricket Wood St Albans
Hertfordshire AL2 3RR

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Application No: 5/2025/2208

Ward: St Stephen

Area: S

Proposal: Discharge of Condition 2 (Badger Mitigation Strategy) of planning permission 5/2024/1915 dated 21/11/2025 for Submission of Reserved Matters (details of appearance, landscaping, layout and scale) in respect of the erection of 191 dwellings and associated car parking and infrastructure following outline planning permission 5/2022/0927 dated 22/03/2024, allowed on appeal, for Outline application (access sought) - Demolition of existing structures and construction of up to 391 dwellings (Use Class C3), provision of land for a new 2FE primary school, open space provision and associated landscaping. Internal roads, parking, footpaths, cycleways, drainage, utilities and service infrastructure and new access arrangements at Land South West Of And Including 39 Chiswell Green Lane St Albans Hertfordshire

Applicant:

Taylor Wimpey (North Thames) Ltd
C/o Agent

Agent:

Tony Gallagher Quod Ltd
21 Soho Square London W1D 3QP

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F2208>

Application No: 5/2025/2238

Ward: Verulam

Area: C

Proposal: Certificate of Lawfulness (proposed) - Conversion of garage to habital room at 33 Abbey Avenue St Albans Hertfordshire AL3 4BH

Applicant:

N Small
33 Abbey Avenue St Albans
Hertfordshire AL3 4BH

Agent:

John Prideaux
22 Melville Lane Eastbourne East Sussex
BN20 9EJ

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ST ALBANS DISTRICT COUNCIL TECHNICAL APPLICATIONS

Application No: 5/2025/1694

Ward: Verulam

Area: C

Proposal: Certificate of Lawfulness (existing) - Lean-to conservatory with a polycarbonate translucent roof to the rear of the property at 174 Fishpool Street St Albans Hertfordshire AL3 4SB

Applicant:

Mr C White
15 Palfrey Close St Albans
Hertfordshire AL3 5RE

Agent:

Christopher Johnstone
174 Fishpool Street St Albans Hertfordshire
AL3 5SE

<https://planningapplications.stalbans.gov.uk/planning/search-applications?civica.query.FullTextSearch=5%2F2025%2F1694>

Application No: 5/2025/2183

Ward: Verulam

Area: C

Proposal: Non-Material Amendment - Removal of condition 13 of planning permission 5/2024/0592 dated 02/10/2024 for Demolition of existing dwelling and construction of two semidetached dwellings at 46 Midway St Albans Hertfordshire AL3 4BQ

Applicant:

Mr D James
20 Jerome Drive St Albans
Hertfordshire AL34LX

Agent:

Mr D James
20 Jerome Drive St Albans Hertfordshire
AL34LX

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EXPLANATORY NOTE: The Local Planning Authority must determine any prior approval notification within a 42 day time period (householders) or a 56 day time period (changes of use). Failure to do so results in an approval being granted automatically. Non Material Amendment applications should be determined within 28 days.

These notifications are a matter of law and are assessed solely against the relevant part of planning legislation. The law only allows consideration of a small, limited number of technical matters.

In the case of tree work Conservation Area Notice applications, these must be determined within 6 weeks after receipt date as approval exists by default after this Notice period. Conservation Area Notices can only be refused if the Council serves a Tree Preservation Order to protect the affected trees.