

**KNEBWORTH PARISH COUNCIL**

**Summary of Decisions by North Hertfordshire District Council and  
Knebworth Parish Council 2017**

	<b>Reference</b>	<b>Location</b>	<b>Detail</b>	<b>NHDC Decision</b>	<b>KPC Decision</b>
1	16/03198/1HH	20 Oakfields Road, Knebworth	Two storey and single storey rear extensions, addition of front and rear dormer windows to facilitate conversion of loft space into habitable accommodation with ancillary works.	Conditional permission	No objection
2	16/03173/1	Node Park, Hitchin Road, Codicote	Demolition of partially constructed dwelling, garage and existing apple store. Erection of two 4 x bedroom detached dwellings with detached double garages, separate accesses, landscaping and partial rebuilding of existing garden wall.	Withdrawn	No objection
3	16/03174/1LB	Node Park, Hitchin Road, Codicote	Demolition of partially constructed dwelling, garage and existing apple store. Erection of two 4 x bedroom detached dwellings with detached double garages, separate accesses, landscaping and partial rebuilding of existing garden wall.	Withdrawn	No objection
4	16/03268/1	144 London Road, Knebworth	Change of use from Retail (A1/A2 use class) to Osteopath and Sports injury 4 clinic (D1 use class)	Conditional permission	No objection
5	16/03262/1PN	Station House, Station Approach, Knebworth	Change of use of building (class B1 (a) to residential (Class C3)	Prior Approval Given	objects
6	16/03212/1	119 London Road, Knebworth	1.8 metre timber fence to south east boundary, external store within existing lock up cage, revised car park layout with 6 x 1 metre high bollards to rear boundary. Replacement condenser unit to first floor and internal alterations to form corridor, office and staff room at first floor.	Withdrawn	No objections
7	17/00263/1AD	119 London Road, Knebworth	Replacement signage comprising 1 x internally illuminated front elevation fascia sign; 1 x internally illuminated rear elevation fascia sign; 1 x internally illuminated hanging sign; 1 x non-illuminated acrylic letters on rear elevation; 6 non-illuminated wall mounted panels	Conditional permission	supports

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8	17/00204/1	Knebworth Library, St Martins Road, Knebworth	Variation to condition 5 (Hours of opening) of planning application 16/01369/1 granted 6.1.17. (Proposed hours: the hours of opening of the library and pharmacy hereby approved shall only be permitted between 08.00hrs and 20.00hrs Monday to Friday, 08.00hrs to 19.00hrs Saturday and 10.00hrs and 16.00hrs on Sundays. There shall be no permitted hours of opening on Bank Holidays. The opening hours of the surgery shall be between 07.00 hours and 21.00 hours Monday to Friday and 08.00 hours to 17.00 hours on Saturdays and 10.00hrs to 16.00hrs on Sundays and Bank Holidays.)	Conditional permission	supports
9	17/00304/1HH	46 New Close, Knebworth	Carport linking existing detached garage to main dwelling	Conditional permission	No objections
10	17/00440/1HH	154 Park Lane, Old Knebworth, Knebworth	Two storey side extension. Single storey front porch extension	Conditional permission	No objections
11	17/01194/1HH	2 Oakfields Road, Knebworth	First floor rear extension	Conditional permission	No objections
12	17/00994/1HH	37 Gun Road Gardens, Knebworth	Single storey rear extension	Conditional permission	No objections
13	17/01026/1HH	Homeview, Gipsy Lane, Knebworth	Single storey side and rear extension following demolition of existing conservatory and insertion of window at first floor level on the side elevation	Conditional permission	No objections
14	17/01360/1HH	119 Orchard Way, Knebworth	Erection of detached double garage, boundary fencing and ancillary landscaping works.	Conditional permission	No objections
15	17/01144/1LB	Deards Barn, Deards End Lane, Knebworth	Installation of TV aerial and satellite dish	Conditional consent	No objections
16	17/01526/1HH	26 Stockens Dell, Knebworth	Single storey front extension	Conditional permission	No objections
17	17/01523/1	119 London Road, Knebworth	Installation of condenser unit, air-conditioning units and acoustic barrier at first floor level on rear elevation	Conditional permission	No objections
18	17/01632/1HH	29 Pondcroft Road, Knebworth	Two storey side and rear extension and single storey rear extension	Conditional permission	No objections

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19	17/01734/1HH	39 Park Lane, Knebworth	Front porch extension	Conditional permission	No objections
20	17/02137/1HH	38a Hornbeam Spring, Knebworth	Two storey front extension with porch following demolition of existing garage and single storey rear extension with ancillary works.	Conditional permission	No objections
21	17/02154/1HH	16 Deards Wood, Knebworth	Single storey front and side extension following demolition of existing garage	Conditional permission	No objections
22	17/02226/1HH	2 Gun Meadow Avenue, Knebworth	Single storey rear extension, extension of roof over existing single storey side element and insertion of front and rear dormer windows to facilitate loft conversion. (as amended by plans received on 3rd and 17th October 2017	Conditional permission	No objections
23	17/02245/1HH	90 London Road, Knebworth	Smooth rendering to entire house. Single storey rear extension with parapet and roof lights.	Conditional permission	No objections
24	17/02166/1HH	2 Oakfields Road, Knebworth	Single storey rear and side extension with ancillary works to existing rear detached garage to facilitate conversion into habitable annex	withdrawn	Objects
25	17/02411/1HH	11 Deards End Lane, Knebworth	Single storey detached pool building and single storey rear extension	Conditional permission	No objections
26	17/02551/1HH	20 Deards Wood, Knebworth	First floor rear extension and insertion of first floor side facing window	Conditional permission	No objections
27	17/02769/1HH	18 Sayer Way, Knebworth	Single storey side/rear extension	Conditional permission	No objections
28	17/02709/1HH	4 Stobarts Close, Knebworth	Single storey rear extension and ancillary works	Conditional permission	No objections
29	17/00702/1	Land adjacent 21, Deards Wood, Knebworth	Detached three bedroom dwelling with integral garage.	Conditional permission	
30	17/00736/1	119 London Road, Knebworth	Erection of external freezer cold-room to rear, detached timber cage store area and relocation of external staircase	Conditional permission	No objections
31	17/00965/1HH	16 Sayer Way, Knebworth	Single storey front extension.	Conditional permission	No objections
32	17/00993/1	9 Watton Road, Knebworth	Detached four bedroom dwelling with attached single garages to serve Existing and proposed dwellings. Repositioning of vehicular crossover (renewal of previously approved Planning permission 14/01217/1)	Conditional permission	

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33	17/00883/1	Land between Knebworth Station car park and Ferguson House, Park Lane, Knebworth	Outline planning application (landscaping reserved) for residential development of 10 units comprising 9 x two bed flats, conversion and two storey side extension to existing building at the rear of the site to provide 4 parking spaces and cycle store at ground floor with 1 x 2 bed flat over and 18 car parking spaces within site following demolition of existing buildings. Repairing and raising of existing wall on northern boundary to 2.5 metres in height and repairing and raising of existing wall to western boundary to 2.1 metres in height.	Conditional permission	
34.	6/2017/0848/MA J	Entech House London Road Woolmer Green SG3 6JE	Erection of 72 residential units consisting of 46 houses (12 x 3 bed and 34 x 4 bed) and 26 flats (4 x 1 bed and 22 x 2 bed), 657 sqm retail floor space (A1) and 485.1 sqm office floor space (B1)a)) with associated landscaping, parking and infrastructure, involving demolition of existing industrial (B2) buildings and residential units.	WHBC refused NHDC No objection	Objects
35	17/01622/1	The Station, Station Approach, Knebworth	Erection of 3 storey building to provide 9 x 2bed flats and erection of 1 bed detached dwelling. Remodeling and refurbishment of existing public house including 4 x 1 bed flats above including new vehicular access off Station approach.	Refused	Objects
36	17/01705/1	2 Oakfields Avenue, Knebworth		Refused Appeal upheld	Objects
37	17/00253/1HH	6 Crab Tree Road Knebworth	Hip to gable roof extension, with part crowned roof and two rear dormer windows and two front rooflights to facilitate conversion of loft space into habitable accommodation (as a variation of planning permission ref no. 16/01465/1HH granted on 3 August 2016).	Conditional permission	No objection
38	17/00493/1HH	Ashcroft Slip Lane Old Knebworth Knebworth	Single storey side and rear extensions and ancillary works.	Conditional permission	
39	17/00691/1HH	11 Stockens Green Knebworth	Part two storey, part single storey rear extension.	Conditional permission	No objection

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40	17/01714/1HH	Crouch Green Three Houses Lane Codicote Hitchin	Single storey side extension to facilitate enlargement of existing detached outbuilding. Rebuilding of brick pier and part of front wall.	Conditional permission	
41	17/01838/1HH	41 Pondcroft Road Knebworth	Part two storey, part single storey rear extension, insertion of new windows at ground floor first floor level on north elevation and ancillary works	Conditional permission	No objection
42	17/01863/1	146-156 And Land To The Rear Of 142 And 144 London Road Knebworth	Demolition of existing buildings and erection of 47 assisted living extra care (Class C2) apartments for the frail elderly, including communal facilities and car parking along with 3 ground floor commercial units (Use A1 or A2) fronting London Road (as amplified by plans and information received on 16 August, 19 September and 18 October 2017)	Conditional permission	Objects
43	17/02844/1HH	1 Deards Wood Knebworth Hertfordshire	Single storey rear/side extension	Conditional permission	No objection
44	17/04004/FPH	2 Oakfields Road Knebworth	Rear extension to existing detached garage to provide games room following demolition of existing sheds.	Withdrawn	Objects
45	17/02652/1	135A London Road, Knebworth	Erection of two 2-beds apartments with a ground floor commercial unit (Use Class A1, A2 or A3) including car parking and creation of new vehicular access of London Road	Conditional permission	Objects

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<b>Lawful Development, Tree Work Applications, Discharge of Conditions and No Material Changes</b>					
1	7/00066/1TCA	Church Lodge Old Knebworth Lane Knebworth SG3 6PY	Crown raise and thin one Oak tree (T1) by 25%; Fell 2 Conifer trees (T2 and T3).	No objection	
2	17/00212/1TCA	8 Deards End Lane Knebworth	Maple/sycamore type tree - crown reduction by 25%. Walnut tree - crown reduction by 25%	No objection	
3	17/00330/1DOC	15 Deards End Lane Knebworth	Discharge of Condition 5 - Rainwater goods details to be provided - as attached to planning application 16/01569/1LB granted on the 13.10.2016.	Approval of detail	
4	17/00277/1DOC	15 Deards End Lane Knebworth	Discharge of Condition 4 - Window and door joinery details to be provided - as attached to planning application 16/01569/1LB granted on the 13.10.2016	Approval of details	
5	17/00239/1DOC	19 Gun Lane Knebworth	Discharge of Condition 3 - sample materials - as attached to application 06/01201/1HH granted on 08.09.2006.	Approval of details	
6	17/00437/1DOC	32 Gun Road Gardens Knebworth	Discharge of Condition 3: Details and/or samples of materials to be used on all external elevations and the roof of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced and the approved details shall be implemented on site. (as attached to planning permission reference 16/02199/1 granted 01/12/2016)	Approval of details	
7	17/00473/1DOC	32 Gun Road Gardens	Discharge of Condition 6: Prior to the commencement of the development hereby permitted full details of the hard and soft landscaping of the site including species and drainage details, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.	Approval of details	

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			(as attached to planning permission reference 16/02199/1 granted 01/12/2016)		
8	17/00472/1DOC	32 Gun Road Gardens Knebworth	Discharge of Condition 4: Prior to its construction full elevational details and materials of the proposed garden store shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details (as attached to planning permission reference 16/02199/1 granted 01/12/2016)		
9	17/00757/1TCA	47 Stockens Green Knebworth	T1 Silver Birch - Reduce 40%	No objection	
10	17/00758/1NMA	22 Oakfields Avenue Knebworth	Change to fenestration on rear elevation (enlarged window) (as non-material amendment to planning reference 16/02000/1HH for Single storey rear extension granted permission 20/10/2016)	Agreed	
11	17/00871/1TCA	Deards End Lane Knebworth	Removal of 7 Conifers	No objection	
12	17/01155/1DOC	15 Deards End Lane Knebworth	Condition 3 - Samples of the brick type to be used in the remodelling of the rear addition (including samples/details for the flared arches) shall be submitted to and approved in writing prior to the commencement of the development (as Discharge of Condition of Listed Building Consent 16/01569/1LB granted 13/10/2016).	Approval of details	
13	17/01041/1DOC	15 Deards End Lane Knebworth	Condition 2 - sample of the clay plain tiles proposed for the hipped roof and dormer windows together with a sample of the tiles to dress the hips and ridge, shall be submitted to and approved in writing prior to the commencement of the development (as Discharge of Listed Building Consent 16/01569/1LB granted 13/10/2016)	Approval of details	

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14	17/01118/1TCA	Knebworth Park Cricket Club Knebworth Park Old Knebworth	2 Horse Chestnut Trees - fell	No objection	
15	17/01442/1TCA	Lime Tree Cottage 14 The Green Old Knebworth Knebworth	Prune 2 Lime trees by 40% to include lifting of crown, thinning branches and reducing height.	No objection	
16	17/01416/1NCS	4A Watton Road Knebworth	Single storey rear extension with the following dimension: Length (measured from rear wall of original house) - 5.0 metres	Prior approval not required	
17	17/01576/1PUD	Knebworth Scout & Guide Hall Gun Lane Knebworth	Use of Scout & Guide Hut for indoor shooting club	Refused	
18	17/01594/1PUD	176 Park Lane Old Knebworth Knebworth	Single storey rear extension	Granted	
19	17/01722/1TCA	5 Stockens Green Knebworth	T1 Ash - To lift, balance, reduce and shape the crown by 30%. T2 Cherry - To remove the lower limb and lightly thin the crown and remove dead wood. T3 Willow - To pollard the existing growth points. B1 Laurel - cut down to the height of the hedge	No objection	
20	17/01762/1EC	Telecommunications Mast Deards End Lane Knebworth	Installation of one microwave dish on existing lattice tower, along with ancillary works	Not required	
21	17/01783/1TCA	Restwell Park Lane Old Knebworth Knebworth	Sycamore - Fell	No objection	
22	17/01881/1TCA	Jubilee Lodge East Park Lane Old Knebworth Knebworth	T1: Oak - prune and crown thin by approx 30%, reduce and reshape by approx 1.0m overall	No objection	
23	17/02122/1TCA	9 Deards End Lane Knebworth	Reduction of 5 Lime Trees by 30% & shape.	No objection	
24	17/02194/1TCA	17 Stockens Green Knebworth	A1 Ash - Reduce by 30%	No objection	
25	17/02252/1DOC	21 Deards Wood Knebworth	Discharge of Condition 7 (Sample Materials) as attached to planning reference 17/00702/1 granted on 22/05/17.	Approval of details	
26	17/02209/1DOC	21 Deards Wood Knebworth	Discharge of Condition 6 (Landscaping Details) as attached to planning reference 17/00702/1 granted on 22/05/17.	Approval of details	



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27	17/02243/1TCA	5 The Green Old Knebworth Knebworth	T1 - Field maple/cob nut - prune to reduce by 50%, shape canopy and reduce multiple trunks on cob. T2 - Lime - prune dead wood, reduce canopy by up to 30%. T3 - Sycamore - Reduce canopy by up to 50%. T4 - Laburnum - shape the canopy, remove dead wood.	No objection	
28	17/02147/1TCA	Land Rear Of 58 Stockens Green Knebworth	Remove one Beech tree	No objection	
29	7/02384/1TPO	1-68 Haygarth Knebworth	T1 & T2 Sycamore - Crown by 5m. T3 Norway Maple - Crown by 5m. T4, T5, T6, T7 Sycamore - Crown by 3m. T8 Cherry - Prune by 3m. T9, T10 & T13 Lime - Prune by 5m. T15 Beech - Prune by 5m. T14 Yew - Reduce height to 7m and prune by 2m. T18 Holly - Prune by 5m. T19 Hawthorn - Prune by 3m. T26 False Acacia - Prune by 3m. T31 False Acacia - Crown clear. T32 Cherry - Prune by 3m. T36, T37 & T38 Silver Birch - Prune by 3m.	Conditional consent	
30	17/02823/1DOC	Knebworth Park Cricket Club Knebworth Park Old Knebworth	Condition 10 - The development hereby permitted shall not be brought into use until the proposed access road has been constructed to wearing course and the join to the carriageway to Park Lane as identified on Marks Heeley's 'in principle' drawings numbered 9537 02 revision C has been reinstated to the current specification of Hertfordshire County Council and to the local Planning Authority's satisfaction (as Discharge of Condition of Planning Permission 14/00132/1 granted 19/12/2014)	Not determined	
31	17/02829/1DOC	Knebworth Park Cricket Club Knebworth Park Old Knebworth	Condition 27 - Ecological Enhancement and Management plan (as Discharge of Condition of Planning permission 14/00132/1 granted 19/12/2014)	Not determined	

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32	17/02824/1DOC	Knebworth Park Cricket Club Knebworth Park Old Knebworth	Condition 15 - Construction Traffic Management Plan (as Discharge of Condition of Planning application 14/00132/1 granted 19/12/2014).	Not determined	
33	17/02830/1DOC	Knebworth Park Cricket Club Knebworth Park Old Knebworth	Condition 33 - The development hereby permitted shall not be commenced until such time as a scheme to dispose of foul drainage has been submitted to and approved in writing by the Local Planning Authority (as Discharge of Condition of Planning Permission 14/00132/1 granted 19/12/2014).		
34	17/02825/1DOC	Knebworth Park Cricket Club Knebworth Park Old Knebworth	Condition 16 - Construction Method Statement (as Discharge of Condition of Planning Permission 14/00132/1 granted 19/12/2014)		
35	17/02828/1DOC	Knebworth Park Cricket Club Knebworth Park Old Knebworth	Condition 25 - Before building works commence on site, a scheme to prevent dust formation and to protect the vicinity of the site from dust shall be submitted to and approved in writing by the Local Planning Authority (as Discharge of Condition of Planning permission 14/00132/1 granted 19/12/2014).		
36	17/02827/1DOC	Knebworth Park Cricket Club Knebworth Park Old Knebworth	Condition 19 - Prior to the commencement of the development hereby approved details of all soft landscape works and details of boundary walls/fences and trees and hedgerows to be retained shall be submitted to and approved in writing by the Local Planning Authority (as Discharge of Condition of Planning Permission 14/00132/1 granted 19/12/2014).	Approval of details	
37	17/02768/1DOC	Knebworth Park Cricket Club Knebworth Park Old Knebworth	Condition 3 - Construction Phasing Strategy (as Discharge of Condition of Planning permission 14/00132/1 granted 19/12/2014)	ND	

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			17/02826/1DOC   Condition 18 - Transport Statement (as Discharge of Condition of Planning permission 14/00132/1 granted 19/12/2014)   Knebworth Park Cricket Club Knebworth Park Old Knebworth	nd	
38	17/02798/1PUD	43 Orchard Way Knebworth	Single storey rear extension	granted	
39	7/02790/1TCA	5 Deards End Lane Knebworth	T1 Blue Spruce - Fell. T2, T3, T4 Silver Birch - Reduce by 30%.	No objections	
40	17/04150/DOC	Knebworth Park Cricket Club Knebworth Park Old Knebworth	Discharge of Condition 30 (Archaeological Written Scheme of Investigation) as attached to planning permission reference 14/00132/1 granted on 19/12/2014.	nd	
41	17/04039/DOC	Knebworth Park Cricket Club Knebworth Park Old Knebworth	Discharge of Condition 26 (Playing field specification) as attached to planning permission reference 14/00132/1 granted on 19/12/2014.	Approval of details	