

KNEBWORTH PARISH COUNCIL

Summary of Decisions by North Hertfordshire District Council and
Knebworth Parish Council 2020

	Reference	Location	Detail	NHDC Decision	KPC Decision
1	20/02400/FPH	6 Crab Tree Road Knebworth Hertfordshire SG3 6DZ	Single storey rear extension to include an attached single storey garage following removal of existing rear detached single garage and rear raised deck		No objection
2	20/02153/FPH	69 Pondcroft Road Knebworth Hertfordshire SG3 6DE	Single storey rear extension following demolition of existing single storey rear element (as a variation of planning permission reference number 20/00386/FPH granted on 02.04.2020)		No objection
3	20/02118/FPH	20 Oakfields Avenue Knebworth Hertfordshire SG3 6NP	Single storey rear extension following demolition of existing rear conservatory,		No objection
4	20/02088/FPH	18 Watton Road Knebworth Hertfordshire SG3 6AH	Single storey side and rear extensions following demolition of existing rear lean to and garage.		No objection
5	20/01998/LBC	Knebworth House Knebworth Park Old Knebworth Knebworth Hertfordshire SG3 6PY	Underpinning to the North West Tower and associated stabilisation works, including external repairs to stonework and stucco, and internal repairs to finishes where movement cracking has occurred. Further stabilisation works to the Central West Round Tower.		Supports
6	20/01997/FPH	15 Stockens Dell Knebworth Hertfordshire SG3 6BG	Part single, part two storey front elevation extension following partial removal of existing single storey front elevation porch		Objects
7	20/01987/FP	15 Wadnall Way Knebworth	Erection of two 2-bed dwellings with associated accesses and two parking		Objects

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		Hertfordshire SG3 6DU	spaces (revision to previously approved planning permission 19/02166/FP granted 19th November 2019).		
8	20/01928/FPH	23 Orchard Way Knebworth Hertfordshire SG3 6BT	Single storey front extension and erection of pitched roof to existing front elevation porch	Conditional Permission	No objection
9	20/01918/FPH	25 Orchard Way Knebworth Hertfordshire SG3 6BT	Single storey front extension and addition of pitched roof to existing front elevation porch	Conditional Permission	No objection
10	20/01869/LBC	Knebworth House Knebworth Park Old Knebworth Knebworth Hertfordshire SG3 6PY	Replace 3-layer felt roof of the 1970s (Roof 17) with a single ply EPDM roof finish, incorporating improvement to the roof falls.		No objection
11	20/01815/FPH	86 Wadnall Way Knebworth Hertfordshire SG3 6DX	Garden improvements.		No objection
12	20/01780/FPH	24 Sayer Way Knebworth Hertfordshire SG3 6BN	Single storey rear extension following demolition of existing rear conservatory	Conditional Permission	No objection
13	20/01761/FPH	72 Stevenage Road Knebworth Hertfordshire SG3 6NN	Single storey rear extension and replacement roofs to existing single storey elements (as a variation of planning permission reference number 19/02867/FPH granted on 07.01.2020)	Conditional Permission	No objection
14	20/01702/FPH	9 Deards Wood Knebworth Hertfordshire SG3 6PG	Two storey side extension	Conditional Permission	No
15	20/01522/FP	Land At The Rear Of 1 Stockens Green Knebworth Hertfordshire SG3 6DG	Erection of two semi-detached 3-bed dwellings including creation of additional vehicular crossover onto Gun Road Gardens.		Objects
16	20/01628/FPH	18 Stevenage Road	Single storey rear extension	Conditional	No

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		Knebworth Hertfordshire SG3 6AW	and modifications to existing ground floor windows following demolition of existing rear conservatory	Permission	objection
17	20/01633/FPH	Green Pastures Gipsy Lane Knebworth Hertfordshire SG3 6DJ	Part two storey and part single storey rear extension, replacement and new windows, doors and roof tiles and existing house to be rendered following demolition of existing detached rear garage, new porch canopy	Conditional Permission	No objection
18	20/01537/FPH	30 Stockens Green Knebworth Hertfordshire SG3 6DQ	Single storey front porch extension	Conditional Permission	No objection
19	20/01526/FP	Land At 137 London Road Knebworth Hertfordshire	Erection of two 2-bed apartments, two 1-bed apartments, and ground floor commercial unit (Use Class A3, A4 and A5), including car parking and creation of new vehicular access off London Road.	Conditional Permission	Strongly objects
20	20/01453/FPH	29A Wadnall Way Knebworth Hertfordshire SG3 6DU	Replace existing single storey attached garage door with windows to facilitate conversion of garage into habitable use as a playroom	Conditional Permission	No objection
21	20/01390/FPH	51 Watton Road Knebworth Hertfordshire SG3 6AG	Replacement of flat roof to existing attached single storey garage with a pitched roof, render existing garage and replace garage door with a window to existing south elevation and a door to existing north elevation to facilitate conversion of garage into habitable accommodation for use as a home office	Conditional Permission	No objection
22	20/01375/FPH	22 Wadnall Way Knebworth	Single storey front and rear extensions and replace attached garage door with a	Conditional Permission	No objection

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		Hertfordshire SG3 6DU	window to facilitate conversion of garage into habitable accommodation and replace existing rear conservatory roof		
23	20/01326/FP	17 Gun Lane Knebworth Hertfordshire SG3 6BJ	Erection of 3no. two storey two bedroom houses following demolition of existing bungalow with associated landscaping, vehicle parking and ancillary works.	Conditional Permission	No objection
24	20/01188/FP	Park Lane Court 2 Park Lane Knebworth Hertfordshire	Alterations to existing buildings to provide 2 x 1 bed and 1 x 2 bed additional flats including 3 additional parking spaces.		Objects
25	20/01273/FP	Station House Station Approach Knebworth Hertfordshire SG3 6HL	Proposed render finish to parapet level, insertion of two window openings following removal of doors on the ground floor East elevation and first floor North elevation (pursuant to Prior Approval 16/03262/1PN for Change of Use of the existing building from (class B1a) to residential (Class C3)).	Conditional Permission	No objection
26	20/01258/FPH	24 Wadnall Way Knebworth Hertfordshire SG3 6DU	Single storey rear conservatory	Conditional Permission	No objection
27	20/01241/FPH	25 St Martins Road Knebworth Hertfordshire SG3 6ER	Proposed rear first floor infill extension, alterations to fenestration and replacement of pitched roof to rear	Conditional Permission	No objection
28	20/01233/FPH	56 Stevenage Road Knebworth Hertfordshire SG3 6NN	Single storey front and side and part single storey, part two storey rear extensions, replace existing single storey attached garage door with window to facilitate	Conditional Permission	No objection

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			conversion into habitable accommodation and insertion of dormer windows to front roofslope to facilitate conversion of loft to habitable accommodation, and alterations to openings (as amended by plans received 03/07/20 and 23/07/20)		
29	20/01169/FPH	25 Westland Road Knebworth Hertfordshire SG3 6AS	Part single storey, part two storey side and rear extensions (as a variation of planning permission reference number 20/00759/FPH granted on 29.05.2020)	Conditional Permission	No objection
30	20/01016/FPH	The Station Station Approach Knebworth Hertfordshire SG3 6AT	Installation of door opening at first floor level and external staircase on the southwest elevation to facilitate first floor living accommodation.	Conditional Permission	No comment
31	20/00972/FP	Redwood Deards End Lane Knebworth Hertfordshire SG3 6NL	Change of use of 6 bedroom HMO (Use Class C4) to a ten bedroom HMO (Sui Generis).	Refused	Objects
32	20/00960/FPH	Lytton Lodge Hitchin Road Codicote Hitchin Hertfordshire SG4 8WT	Erection of triple garage with annexe accommodation above following demolition of existing.	Conditional Permission	Objects
33	20/00945/FPH	12 Oak Tree Gardens Knebworth Hertfordshire SG3 6EQ	Replace existing rear attached garage door with window to facilitate partial conversion of garage into habitable accommodation, retaining existing front elevation garage door	Conditional Permission	No objection
34	20/00901/FP	Knebworth Barns Knebworth Park Old Knebworth Hertfordshire	Temporary permission for the erection of 610.6 sq. m marquee to be placed within the courtyard of Knebworth Barns for use of private parties and events including Christmas and wedding fairs for 3 consecutive months	Conditional Permission	No objection

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			(November to January inclusive) until the year 2025		
35	20/00916/FPH	44 Stevenage Road Knebworth Hertfordshire SG3 6NN	Erection of single storey rear garden summerhouse following demolition of existing single storey rear garden summerhouse	Conditional Permission	No objection
36	20/00902/FPH	Homeview Gipsy Lane Knebworth Hertfordshire SG3 6DJ	Part two storey and part single storey rear extension, single storey side extension, alterations to fenestration and erection of wall to create bin storage area following demolition of existing rear conservatory	Conditional Permission	No objection
37	20/00851/FP	Keepers Cottage Rustling End Codicote Hitchin Hertfordshire SG4 8TD	Change of use and conversion of existing swimming pool, outbuilding and garage into one 3-bed dwelling. Erection of detached garage block with carer flat above following demolition of existing stables, greenhouse and outbuilding (amended by plans received 03/07/20)		Objects
38	20/00698/FPH	34 Hornbeam Spring Knebworth Hertfordshire SG3 6BE	Insertion of dormer window to existing side elevation pitched roofslope to facilitate conversion of loft into habitable accommodation	Conditional Permission	No objection
39	20/00765/FPH	60 London Road Knebworth Hertfordshire SG3 6HJ	Erection of attached single storey garage to side elevation following demolition of existing detached side single storey shed	Conditional Permission	No objection
40	20/00773/FPH	22 Wadnall Way Knebworth Hertfordshire SG3 6DU	Erection of porch to front elevation, first floor side and single storey rear extension (as a variation of planning permission 20/00226/FPH granted on 20.03.2020)	Conditional Permission	No objection
41	20/00759/FPH	25 Westland Road Knebworth Hertfordshire SG3 6AS	Part single storey, part two storey side and rear extensions	Conditional Permission	No objection

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42	20/00658/FPH	40 Gun Road Gardens Knebworth Hertfordshire SG3 6EB	Part two storey, part single storey rear extension, erection of porch canopy to front elevation and alterations to existing fenestration including provision of new first floor window on south side elevation	Conditional Permission	No objection
43	20/00181/FPH	27 Deards End Lane Knebworth Hertfordshire SG3 6NL	Erection of a fence along the front (eastern boundary) of property	Withdrawn	Objects
44	20/00615/FPH	28 Park Lane Knebworth Hertfordshire SG3 6PH	Two storey side and rear extensions to add a first floor over existing bungalow, and new boundary fencing	Conditional Permission	No objection
45	20/00454/FPH	10 Watton Road Knebworth Hertfordshire SG3 6AH	Two storey side (west elevation) extension, single storey side (east elevation) extension and rear infill extension following demolition of existing garage	Conditional Permission	No objection
46	20/00386/FPH	69 Pondcroft Road Knebworth Hertfordshire SG3 6DE	Single storey rear extension following demolition of existing single storey rear element	Conditional Permission	No objection
47	20/00226/FPH	22 Wadnall Way Knebworth Hertfordshire SG3 6DU	Erection of porch to front elevation, first floor side and single storey rear extension	Conditional Permission	No objection
48	20/00221/FPH	5 Oakfields Road Knebworth Hertfordshire SG3 6NS	Part single storey, part two storey rear extension, partial attached garage conversion into habitable accommodation, insertion of roof lights to both side roofslopes, front porch extension, and insertion of front and rear dormer windows to facilitate conversion of loft into habitable accommodation	Conditional Permission	No objection
49	20/00183/FPH	21 Stevenage Road Knebworth Hertfordshire SG3 6NN	Two storey side and rear extensions and single storey side extension following demolition of existing rear/side elements	Conditional Permission	No objection

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50	20/00168/FPH	25 Westland Road Knebworth Hertfordshire SG3 6AS	Single storey rear and side extension	Conditional Permission	No objection
51	20/00142/FPH	35 Park Lane Knebworth Hertfordshire SG3 6PH	First floor side extension and single storey rear extension to link existing detached garage to main dwelling	Conditional Permission	No objection
52	20/00106/FPH	68a Pondcroft Road Knebworth Hertfordshire SG3 6DE	Single storey front extension	Conditional Permission	No objection
53	19/03022/FPH	15 Wadnall Way Knebworth Hertfordshire SG3 6DU	Erection of one attached 2-bed dwelling following partial demolition of existing single storey rear extension of existing dwelling.	Conditional Permission	No objection

Lawful Development, Tree Work Applications, Discharge of Conditions and No Material Changes

1	20/02461/NMA	9 Deards Wood Knebworth Hertfordshire SG3 6PG	Increase approved extension ridge height to match existing ridge on main house (as non material amendment to planning permission reference 20/01702/FPH granted on 02.10.2020)		
2	20/02409/TCA	Jubilee Lodge East Park Lane Old Knebworth Knebworth Hertfordshire SG3 6QD	T2 Hawthorn - Reduce to previous point. T3 Holly - Lift crown up to 1m clearance from shed and 2m elsewhere		
3	20/02384/NMA	22 Wadnall Way Knebworth Hertfordshire SG3 6DU	Possible change from white UPVC windows to RAL 7016, anthracite grey (as non material amendment to planning permission reference 20/01375/FPH granted on 19.08.2020)		

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4	20/02232/TPO	10A Deards End Lane Knebworth Hertfordshire SG3 6NL	T1 Lime - Reduce by 50%. T2 Maple - Reduce by 30%. T3, T4, T5, T6 Conifer - Reduce by 30%.		
5	20/02067/DOC	17 Gun Lane Knebworth Hertfordshire SG3 6BJ	Discharge of Condition 6 (Construction management plan) as attached to Planning Application 20/01326/FP granted on 10.09.2020		
6	20/01988/LDCP	Longdene Old Lane Knebworth Hertfordshire SG3 6AF	Changes to internal layout, closure of internal covered arches. New fenestration at ground floor: french door to north elevation, wider window to replace two small on west elevation, removal of window on west Elevation; new French doors and sash window toward the internal garden. Render toward the garden replaced by bricks matching existing.	Granted	
7	20/01963/TCA	16 Deards End Lane Knebworth Hertfordshire SG3 6NL	T2 Plum - Prune back overhanging branches. T3 Fir - Lift crown to 2.5m away from flower beds beneath. Remove limb leaning heavily over garden.	No Objection	
8	20/01957/TPO	2 Stobarts Close Knebworth Hertfordshire SG3 6ND	T1 Copper Beech - 30% reduction and cleaning of crown to remove dead wood.	Conditional Consent	
9	20/01923/LDCE	3 Keiths Wood Knebworth Hertfordshire SG3 6PU	Retention of external rear elevation loggia including soft & hard landscaping.	Refused	

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10	20/01817/DOC	Gardeners Cottage Knebworth Park Old Knebworth Knebworth Hertfordshire SG3 6PY	Discharge of Condition 2 (roof materials) as attached to listed building consent 17/02839/1LB granted on 15.05.2018		
11	20/01890/SO	KB1 Land North Of Park Lane Knebworth Hertfordshire	Screening Opinion: Proposed residential development of 250 dwellings with access from Park Lane.		
12	20/01846/DOC	Gardeners Cottage Knebworth Park Old Knebworth Knebworth Hertfordshire SG3 6PY	Discharge of Condition 4 (internal door schedule) as attached to listed building consent 17/02839/1LB granted on 15.05.2018		
13	20/01845/DOC	Gardeners Cottage Knebworth Park Old Knebworth Knebworth Hertfordshire SG3 6PY	Discharge of Condition 3 (window and door external finishes) as attached to listed building consent 17/02839/1LB granted on 15.05.2018	Approval of Details	
14	20/01769/DOC	Lowe House London Road Knebworth Hertfordshire	Discharge of Condition 5 (Remediation Verification Report Construction Phase) as attached to Planning Application 17/01863/1 granted on 08.12.2017	Approval of Details	
15	20/01455/DOC	Park Gate House Park Lane Old Knebworth Knebworth Hertfordshire SG3 6QD	Discharge of Condition 7 (Surface material) as attached to Planning Application 18/00989/FP granted on 23.01.2019		
16	20/01737/LDCP	12 Pondcroft Road Knebworth Hertfordshire SG3 6DB	Insertion of box dormers to existing rear roof slopes and installation of rooflight to front roof slope	Granted	
17	20/01473/TPO	64 Stockens Green Knebworth Hertfordshire SG3 6DQ	Beech - Reduce by 30%	Conditional Consent	

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18	20/01456/DOC	Park Gate House Park Lane Old Knebworth Knebworth Hertfordshire SG3 6QD	Discharge of Condition 8 (Gates) as attached to Planning Application 18/00989/FP granted on 23.01.2019	Approval of Details	
19	20/01320/S73	26a Watton Road Knebworth Hertfordshire SG3 6AH	Conversion of loft into additional habitable space including insertion of velux windows and all windows to be grey powder coated aluminium finish (Section 73 application - variation of condition 2 of Planning Permission 19/00921/FPH granted 21.05.2019 for Single storey front and side extensions together with first floor roof extension and alterations to provide additional accommodation).	Conditional Permission	
20	20/01277/DOC	Rustling End Cottage Rustling End Codicote Hitchin Hertfordshire SG4 8TD	Discharge of Condition 2 (materials) as attached to Planning Application 19/00280/FP granted on 17.04.2019	Approval of Details	
21	20/01256/NMA	Knebworth Library St Martins Road Knebworth Hertfordshire SG3 6ER	Bollards and Armco barrier updated as-built, carparking adjusted by 300mm and planting indicated as Root 3 report species with some minor variations as clouded, close boarded fence included to elevated planting on front and side elevation. (As non material amendment to planning permission reference 16/01369/1 granted on 06.01.2017)	Agreed	

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22	20/01234/TCA	27 Deards End Lane Knebworth Hertfordshire SG3 6NL	T1 Chestnut - Reduce crown by max 30%. T2, T3 Ash - Reduce crown by max 30%.	No Objection	
23	20/01080/S73	1 Gun Road Gardens Knebworth Hertfordshire SG3 6ED	Erection of one 2-bed dwelling with associated parking and parking for No. 1 Gun Road Gardens Section 73 Application variation of condition 2 of planning permission 19/01576/FP granted 20/08/2019 removal the existing chimney shown on amended drawing 13511-010-B.	Conditional Permission	
24	20/01072/TCA	Homeview Gipsy Lane Knebworth Hertfordshire SG3 6DJ	T1 Japanese Maple - 30 % Crown reduction	No Objection	
25	20/00312/LDCP	34 Gun Road Gardens Knebworth Hertfordshire SG3 6EB	Erection of front porch, single storey side and single storey rear extension	Refused	
26	20/01001/DOC	Gardeners Cottage Knebworth Park Old Knebworth Knebworth Hertfordshire SG3 6PY	Discharge of Condition 4 (Archaeological Written Scheme of Investigation) as attached to Planning Application 17/02838/1 granted on 15.05.2018	Agreed	
27	20/00996/DOC	Gardeners Cottage Knebworth Park Old Knebworth Knebworth Hertfordshire SG3 6PY	Discharge of Condition 3 (Landscaping) as attached to Planning Application 17/02838/1 granted on 15.05.2018	Approval of Details	
28	20/00728/TCA	Rose Cottage Park Lane Old Knebworth Knebworth Hertfordshire SG3 6QD	T1 Horse Chestnut, T2 Oak, T7 Willow - Remove		

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29	20/00579/DOC	Knebworth And Marymead Medical Practice Station Road Knebworth Hertfordshire SG3 6AP	Discharge of Condition 4 (Noise Assessment) as attached to Planning Application 19/02489/FP granted on 17.12.2019		
30	20/00580/DOC	Knebworth And Marymead Medical Practice Station Road Knebworth Hertfordshire SG3 6AP	Discharge of Condition 8 (Waste and Recycling Storage Facilities) as attached to Planning Application 19/02489/FP granted on 17.12.2019		
31	20/00583/DOC	Knebworth And Marymead Medical Practice Station Road Knebworth Hertfordshire SG3 6AP	Discharge of Condition 9 (Footway Widening Scheme) as attached to Planning Application 19/02489/FP granted on 17.12.2019		
32	20/00568/DOC	Knebworth And Marymead Medical Practice Station Road Knebworth Hertfordshire SG3 6AP	Discharge of Condition 3 (Material Samples) as attached to Planning Application 19/02489/FP granted on 17.12.2019		
33	20/00498/DOC	Wood Yard Adjacent Gardeners Cottage Knebworth Park Old Knebworth Hertfordshire SG3 6PY	Discharge of Condition 3 (landscaping) as attached to Planning Application 17/02846/1 granted on 21.05.2018		
34	20/00494/TPO	1 Church Gardens Stevenage Road Knebworth Hertfordshire SG3 6AR	H1 Hornbeam - Crown reduce by 20%. H2 Hornbeam - Remove overgrown branches back to trunk	Conditional consent	
35	20/00535/DOC	Wood Yard Adjacent Gardeners Cottage Knebworth Park Old Knebworth Hertfordshire SG3 6PY	Discharge of Condition 7 (Materials samples) as attached to Planning Application 17/02846/1 granted on 21.05.2018		
36	20/00536/DOC	Wood Yard Adjacent Gardeners Cottage Knebworth Park Old Knebworth Hertfordshire SG3 6PY	Discharge of Condition 9 (Ecology) as attached to Planning Application 17/02846/1 granted on 21.05.2018	Approval of details	
37	20/00537/DOC	Wood Yard Adjacent Gardeners Cottage Knebworth Park Old Knebworth	Discharge of Condition 10 (Archaeological Written Scheme of Investigation) as attached to Planning		

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		Hertfordshire SG3 6PY	Application 17/02846/1 granted on 21.05.2018		
38	20/00459/DOC	17 Gun Lane Knebworth Hertfordshire SG3 6BJ	Discharge of condition 3 (Construction Management Plan) as attached to Planning Application 19/00497/FP granted on 16.04.2019	Approval of Details	
39	20/00384/TCA	20b Deards End Lane Knebworth Hertfordshire SG3 6NL	Silver birch - Remove	No Objection	
40	20/00336/DOC	The Station Station Approach Knebworth Hertfordshire SG3 6AT	Discharge of Condition 5 (full details of the finished levels, above ordnance datum, of the ground floor of the proposed building, in relation to existing ground levels have been submitted to and approved in writing by the local planning authority) as attached to Planning Application 17/01622/1 granted on appeal on 16.01.2019	Agreed	
41	20/00337/DOC	The Station Station Approach Knebworth Hertfordshire SG3 6AT	Discharge of Condition 8 (surface water drainage scheme) as attached to Planning Application 17/01622/1 granted on appeal on 16.01.2019		
42	20/00307/DOC	The Station Station Approach Knebworth Hertfordshire SG3 6AT	Discharge of Condition 4 (soft landscape works) as attached to Planning Application 17/01622/1 granted on appeal on 16.01.2019		
43	20/00055/TPO	64 Stockens Green Knebworth Hertfordshire SG3 6DQ	Beech - Remove	Withdrawn	
44	20/00614/PNQ	Church Wood Three Houses Lane Codicote Hertfordshire	Prior Approval Notification - Class Q: Conversion of agricultural building into one 3-bed dwelling.		
45	20/00524/LDCP	27 Deards End Lane Knebworth Hertfordshire SG3 6NL	Erection of a fence along the front (eastern boundary) of property	Granted	

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46	20/00415/S73	The Station Station Approach Knebworth Hertfordshire SG3 6AT	Removal of Condition 4 (Landscaping) of Planning permission 17/01622/1 allowed on appeal 16.01.2019 for erection of 3 storey building to provide 9 x 2 bed flats; conversion and extension of store to 1 bed house and new vehicular access off of Station Approach.	Refused	
47	20/00276/NMA	Knebworth Library St Martins Road Knebworth Hertfordshire SG3 6ER	Amendments concern the windows and rooftop plant enclosure, a change at the rear surgery entrance, addition of mechanical plant on north elevation and the material used for the car park surfacing (as a non material amendment to planning permission reference 16/01369/1 granted on 06.01.2017	Agreed	
48	20/00206/NCS	70A Pondcroft Road Knebworth Hertfordshire SG3 6DE	Single storey rear extension (following removal of existing rear sun room) with the following dimension: Length as measured from rear wall of original dwelling - 6.0 metres	Prior Approval Not Required	
49	20/00182/LDCP	70a Pondcroft Road Knebworth Hertfordshire SG3 6DE	Replace existing attached single garage door with a a part glazed screen to facilitate conversion of garage into habitable accommodation	Granted	
50	20/00169/LDCP	25 Westland Road Knebworth Hertfordshire SG3 6AS	Insertion of dormer window to existing rear roofslope and insertion of rooflight to existing front roofslope to facilitate conversion of loft space into habitable accommodation	Refused	