

Summary of Decisions by North Hertfordshire District Council and
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	Reference	Location	Detail	NHDC Decision	KPC Decision
1	21/03460/FPH	The Conifers Gipsy Lane Knebworth Hertfordshire SG3 6DJ	Single storey side extension following demolition of existing detached garage	Conditional Permission	No Objections
2	21/03463/FPH	2 Oakfields Road Knebworth Hertfordshire SG3 6NS	Erection of front porch, two storey side extension and single storey rear extension following demolition of existing detached garage and existing front porch (as amended by plans received on 03/03/22).	Conditional Permission	No Objections
3	21/03452/FPH	14 Pondcroft Road Knebworth Hertfordshire SG3 6DB	Single storey front extension and part two storey and part single storey rear extension, and alterations to openings (as amended by plans received 08/02/22)	Conditional Permission	No Objections
4	21/03287/FPH	31 Broom Grove Knebworth Hertfordshire SG3 6BZ	Two storey side extension, rear dormer window, alteration to front entrance porch, front rooflight and single storey rear extension following demolition of existing garage	Refused	No Objections
5	21/02658/FPH	33 Gun Road Gardens Knebworth Hertfordshire SG3 6ED	Single storey rear extension following demolition of existing single storey rear element	Conditional Permission	No Objection
6	21/03166/FPH	23 Stockens Dell Knebworth Hertfordshire SG3 6BG	Single storey front extension and raise roof of existing attached garage to facilitate conversion of garage into habitable accommodation	Conditional Permission	No Objection
7	21/03068/FP	Land At The Rear of 1 Stockens Green Knebworth Hertfordshire SG3	Erection of one detached 2 bedroom dwelling	Conditional Permission	No Objection

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		6DG			
8	21/03034/FPH	59 Orchard Way Knebworth Hertfordshire SG3 6BT	3m single storey rear / side extension. Extension / eaves height 3.15m.	Conditional Permission	No Objection
9	21/03005/FPH	17 Bellamy Close Knebworth Hertfordshire SG3 6EH	Single storey rear extension.	Conditional Permission	No Objection
10	21/02953/PNO	121 London Road Knebworth Hertfordshire SG3 6EX	Prior approval notification - Class O: Change of use from Class B1 offices to one 1-bed residential flat	Prior Approval Refused	Objects
11	21/02945/FPH	25 Deards Wood Knebworth Hertfordshire SG3 6PG	Two storey side and rear extension, raise existing roof ridge height, replace existing windows and replace existing dormer windows following demolition of existing conservatory. Extend the existing driveway within the boundary	Conditional Permission	No Objection
12	21/02513/FP	Knebworth Tennis Club Knebworth Recreation Ground Watton Road Knebworth Hertfordshire SG3 6AJ	Erection of 2.75 metre high fencing along Northern boundary of Tennis Club, following removal of existing fencing.	Conditional Permission	No Objection
13	21/02815/FPH	50 Stockens Green Knebworth Hertfordshire SG3 6DQ	Single storey rear conservatory	Conditional Permission	
14	21/02819/FPH	44 Stockens Green Knebworth Hertfordshire SG3 6DQ	Single storey rear extension	Conditional Permission	
15	21/02823/FPH	154 Park Lane Old Knebworth	Two storey side extension including Juliet balcony on	Conditional	

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		Knebworth Hertfordshire SG3 6PR	rear elevation at first floor level. Front porch, alterations to fenestration on front elevation including insertion of additional first floor dormer window and pitched roof above existing dormer window.	Permission	
16	21/02733/FP	127 London Road Knebworth Hertfordshire SG3 6EX	Change of use of existing betting shop to Class E (B) and Sui generis (Q, R) in relation to expansion of existing restaurant at 129 London Road.	Conditional Permission	
17	21/02712/FPH	1 Manor Farm Stables Old Knebworth Knebworth Hertfordshire SG3 6SL	Remove and block up existing rear vertical window opening and insert rectangular window in centre of same rear wall	Conditional Permission	
18	21/02646/FP	133 London Road Knebworth Hertfordshire SG3 6EX	Change of use of ground floor to Sui Generis (drinking establishment)	Conditional Permission	
19	21/02621/FPH	90 London Road Knebworth Hertfordshire SG3 6HB	Insertion of rooflight to existing front and dormer to existing rear elevation roofslope to facilitate conversion of loftspace into habitable accommodation following removal of rear elevation chimney	Withdrawn	
20	21/02588/FPH	21 Milestone Road Knebworth Hertfordshire SG3 6DA	Two storey side extension following demolition of existing detached side elevation garage and shed	Refused	Objects
21	21/02586/OP	Land South Of Watton Road Knebworth	Outline planning permission for up to 230 dwellings (including affordable		

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		Hertfordshire	housing), structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation, vehicular access point and associated ancillary works. All matters reserved except for means of access.		
22	21/02356/FPH	9 St Martins Road Knebworth Hertfordshire SG3 6ER	Two storey front extension. Single storey side extension to outbuilding. Partial outbuilding conversion to form annexe, including raising height of external walls. New and replacement windows and doors to existing house and outbuilding. New external facing materials to existing walls and roof. Rear terrace extended with new access to outbuilding. Two parking spaces added to front garden.	Conditional Permission	No Objection
23	21/02316/FPH	2 Stevenage Road Knebworth Hertfordshire SG3 6AW	First floor side/rear extension and insertion of front and rear dormer windows to facilitate loft conversion (as amended by plans received 3 September 2021).	Conditional Permission	Objects
24	21/01865/FP	120A London Road Knebworth Hertfordshire	Change of use from Class E to Sui generis (R) food takeaway including external seating area and awning, and alterations to shopfront	Conditional Permission	No Objection
25	21/02269/FPH	The Conifers Gipsy Lane Knebworth Hertfordshire SG3 6DJ	Insertion of rooflights to existing front and dormer to existing rear roofslopes and window to existing side elevation eaves to facilitate conversion of loftspace into habitable accommodation	Withdrawn	Objects

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26	21/02254/FPH	21 Stockens Dell Knebworth Hertfordshire SG3 6BG	Single storey front extension, extend existing front elevation porch, replace existing garage flat roof with pitched roof and insertion of roof light	Conditional Permission	No Objection
27	21/01990/FPH	49 Stockens Green Knebworth Hertfordshire SG3 6DQ	Replace existing concrete and paving hard standing and lay new Drivesett	Conditional Permission	
28	21/01914/FPH	64 Broom Grove Knebworth Hertfordshire SG3 6BQ	Single storey front/side extension following demolition of existing front elevation porch	Conditional Permission	No Objection
29	21/01795/FPH	1 Deeping Close Knebworth Hertfordshire SG3 6BW	Single storey front porch extension, single storey side extension, raise eaves height, conversion and extension of existing detached side elevation garage/store to link to main dwellinghouse	Conditional Permission	The Council objects to the parking provision being reduced to below the NHDC SPD requiremen ts.
30	21/01847/FPH	21 Gun Lane Knebworth Hertfordshire SG3 6BJ	Two storey side extension	Conditional Permission	No Objection
31	21/01475/FPH	12 Deards End Lane Knebworth Hertfordshire SG3 6NL	Two storey side extension to one side of the property, and a single storey to the other side, part first floor and single storey rear extension, insertion of no.1 dormers to existing front elevation roofslope and erection of attached front elevation garage following demolition of existing front elevation attached garage and rear elevation conservatory	Refused	No Objection
32	21/01427/FPH	64 Stevenage Road	Single storey rear extension	Conditional	No

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		Knebworth Hertfordshire SG3 6NN		Permission	Objection
33	21/01132/FP	117 London Road Knebworth Hertfordshire SG3 6EX	Change the Use of part of ground floor from Offices (Class E) to Beauty Salon (Sui Generis).	Conditional Permission	
34	21/01266/FP	131 London Road Knebworth Hertfordshire SG3 6EX	Change of Use of existing retail shop (Class F2) to take away (Class Sui Generis R) including installation of steel flue duct	Conditional Permission	
35	21/01285/FPH	52 London Road Knebworth Hertfordshire SG3 6HH	Single storey side extension and extension and conversion of existing detached garage roof space into a home office following demolition of existing side conservatory	Conditional Permission	
36	21/01255/FP	17 Gun Lane Knebworth Hertfordshire SG3 6BJ	Erection of three 3-bed dwellings following demolition of existing bungalow with associated landscaping, vehicle parking and ancillary works (revision of previously approved planning application 20/01326/FP granted 10.09.2020)	Conditional Permission	
37	21/01230/FPH	6 Sayer Way Knebworth Hertfordshire SG3 6BN	Single storey front and rear extension, insertion of rooflight to existing front elevation roofslope, and insertion of entrance door and ground floor window to existing side elevation following demolition of existing rear elevation extension	Conditional Permission	
38	21/01200/FPH	36 Oakfields Avenue Knebworth Hertfordshire SG3	Two storey side extension linking the main dwelling to existing annexe and a single storey rear extension	Conditional Permission	

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		6NP	following demolition of existing rear elevation conservatory		
39	21/01124/S73	20 Oakfields Avenue Knebworth Hertfordshire SG3 6NP	Two storey front and first floor front extensions, single storey rear extension, side porch canopy. Hip to gable roof extension, 3 rear dormer windows and 1 front dormer window to facilitate enlargement of existing first floor following demolition of existing rear conservatory. Section 73 application: variation of condition 2 of Planning permission 20/02746/FPH granted 18/01/2021 - changes to proposed front central dormer and alterations to proposed fenestration on rear elevation	Conditional Permission	
40	21/01015/FPH	13 Pondcroft Road Knebworth Hertfordshire SG3 6DB	Single storey side and rear extension, insertion of rooflight to existing rear roofslope, reduction in size of existing rear extension rooflights and insertion of ground floor window and door to existing side elevation	Conditional Permission	
41	21/01014/FP	Park Lane Court 2 Park Lane Knebworth Hertfordshire	Alterations to roof of existing buildings to provide 1 x 1 bed and 1 x 2 bed additional flats including 3 additional parking spaces	Conditional Permission	
42	21/00902/FP	3 And 3A Station Road Knebworth Hertfordshire SG3 6AP	Change of Use of first and second Floors (currently known as 3A Station Road) from one 2 bed flat (C3) to Dental Practice (E(e) as per the current use of the Ground Floor. Replace existing ground floor shopfront (3	Conditional Permission	

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			Station Road, Knebworth).		
43	21/00897/FPH	14 Station Road Knebworth Hertfordshire SG3 6AP	Erection of rear elevation conservatory following demolition of existing rear conservatory	Conditional Permission	
44	21/00840/FPH	205 Park Lane Old Knebworth Hertfordshire SG3 6PR	Single storey rear extension following demolition of existing rear extension	Conditional Permission	
45	21/00777/FPH	104 London Road Knebworth Hertfordshire SG3 6HB	Part single and part two storey rear extension, alterations to openings	Conditional Permission	
46	21/00754/FPH	25 Westland Road Knebworth Hertfordshire SG3 6AS	Single storey front elevation extension to existing detached garage (as a variation of planning permission reference 20/02713/FPH granted on 02.02.2021	Conditional Permission	
47	21/00633/FPH	52 New Close Knebworth Hertfordshire SG3 6NU	Single storey rear extension	Conditional Permission	No Objection
48	21/00497/FPH	82 London Road Knebworth Hertfordshire SG3 6HB	Two storey side extension	Conditional Permission	No Objection
49	21/00507/FPH	32 Stockens Green Knebworth Hertfordshire SG3 6DQ	Single storey front extension	Conditional Permission	No Objection
50	21/00460/FPH	Hollybush House 39A Pondcroft Road Knebworth Hertfordshire SG3 6DE	Erection of rear gazebo	Conditional Permission	No Objection

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51	21/00449/LDCP	50 Gun Lane Knebworth Hertfordshire SG3 6BJ	Single storey rear extension following demolition of existing rear conservatories	Granted	
52	21/00399/FP	Three Houses Farm Three Houses Lane Codicote Hitchin Hertfordshire SG4 8TA	Erection of agricultural storage barn	Conditional Permission	No Objection
53	21/00290/FP	Knebworth Estate Knebworth Park Old Knebworth Knebworth Hertfordshire SG3 6PY	Temporary use of land for film making with associated temporary set and supporting facilities vehicles, access, parking and storage for 23 weeks.	Conditional Permission	No Objection
54	21/00223/FPH	32 Gun Lane Knebworth Hertfordshire SG3 6BH	Single storey side and rear extension and front entrance porch following demolition of detached garage. Roof extension from hip to gable, insertion of rear dormer window and three front velux roof windows to facilitate loft conversion.	Conditionial Permission	No Objection
55	21/00055/FPH	118A London Road Knebworth Hertfordshire SG3 6HB	Insertion of two dormer windows to existing front elevation roofslope and insertion of one dormer window to existing rear roofslope to facilitate conversion of loftspace into habitable accommodation	Conditionial Permission	No Objection
56	21/00037/FPH	17 Watton Road Knebworth Hertfordshire SG3 6AH	Single storey front and rear elevation extensions, replace roof and insertion of dormer windows to existing front and rear roofslopes to facilitate conversion of loftspace into habitable accommodation following demolition of existing rear conservatory and outbuilding	Conditional Permission	No Objection

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57	21/00026/FP	115A London Road Knebworth Hertfordshire SG3 6EX	Erection of 20ft storage shipping container	Conditional Permission	No Objection
Lawful Development, Tree Work Applications, Discharge of Conditions and No Material Changes					
1	21/03526/S73	133 London Road Knebworth Hertfordshire SG3 6EX	Removal of condition 3 (temporary permission) and variation of condition 4 (opening hours) of planning permission 21/02646/FP granted 08/12/2021 - Change of use of ground floor to Sui Generis (drinking establishment).	Conditional Permission	No Comment
2	21/03489/LDCP	40 Gun Road Gardens Knebworth Hertfordshire SG3 6EB	Hip to gable roof extension, insertion of No.3 rooflights to existing front roofslope and dormer to existing rear roofslope to facilitate conversion of loftspace into habitable accommodation	Granted	
3	21/03425/EC	Telecommunications Mast Watton Road Knebworth Hertfordshire	The replacement of 3 antennas with 6 antennas and ancillary development thereto.	No Objection	Noted
4	21/02961/LDCE	Fir Tree House 4 The Green Old Knebworth Hertfordshire SG3 6QN	Replace existing conservatory	Granted	
5	21/03327/DOC	17 Gun Lane Knebworth Hertfordshire SG3 6BJ	Discharge of Condition 6 (Preliminary environmental risk assessment) as attached to Planning Permission 21/01255/FP granted on 07.07.2021	Approval of Details	
6	21/03081/LDCP	57 Stockens Green Knebworth Hertfordshire SG3 6DH	Erection of detached rear garden room for multi- purpose usage; clerical office work, playroom and storage	Granted	

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7	21/02538/LDCL B	Knebworth House Knebworth Park Old Knebworth Hertfordshire SG3 6PY	Replacement of 3 no. existing polycarbonate roof lights with lower flat glass roof lights	Granted	
8	21/02629/LDCP	32A Wadnall Way Knebworth Hertfordshire SG3 6DU	Single storey rear extension and insertion of rooflights to existing front and rear elevation roofslopes to facilitate conversion of loftspace into habitable accommodation	Granted	
9	21/02616/LDCP	27 St Martins Road Knebworth Hertfordshire SG3 6ER	Erection of single storey attached side elevation garage	Granted	
10	21/02582/DOC	Almshouses Park Lane Old Knebworth Hertfordshire SG3 6QE	Discharge of Condition 3 (Corrugated roof covering) as attached to Listed Building Consent 21/01855/LBC granted on 31.08.2021	Approval of Details	
11	21/02343/LBC	Gardeners Cottage Knebworth Park Old Knebworth Knebworth Hertfordshire SG3 6PY	Increase depth of proposed gallery/mezzanine by 700mm to align with main posts (as a variation to application refs: 17/02838/1 & 17/02839/1LB granted on 15/05/2018).	Conditional Consent	No Objection
12	21/02313/TCA	The Green Park Lane Old Knebworth Hertfordshire	Removal of dead and diseased branches as per 'Tree Works'	No objection	
13	21/02085/LDCP	8 Orchard Way Knebworth Hertfordshire SG3 6BU	Replace attached garage rear door with bricks to facilitate partial conversion of garage into habitable accommodation	Granted	
14	21/01968/LDCP	32A Wadnall Way Knebworth Hertfordshire SG3 6DU	Single storey rear extension, insertion of rooflights to existing front elevation roofslope and replace existing rear elevation	Refused	

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			rooflights		
15	21/02051/TCA	5 Stockens Green Knebworth Hertfordshire SG3 6DG	Weeping Willow - Reduce by approx 1/4	No Objection	
16	21/02024/EC	Telecommunications Mast Deards End Lane Knebworth Hertfordshire	Removal of 3no existing antennas and replaced with 3no new antennas and the addition of ancillary equipment thereto including 6no RRU's and 1no GPs module.	No Objection	
17	21/02008/AD	The Station Station Approach Knebworth Hertfordshire SG3 6AT	Installation of stack board advertising new build properties for sale on development site.	Conditional Consent	No Comment
18	21/02005/LDCP	90 London Road Knebworth Hertfordshire SG3 6HB	Insertion of rooflight to existing front elevation and rooflight and dormer window to existing rear elevation roofslope to facilitate conversion of loftspace into habitable accommodation	Withdrawn	
19	21/01866/AD	Installation of fascia sign and hanging sign	120A London Road Knebworth Hertfordshire	Conditional Consent	Concerns regarding size
20	21/01855/LBC	Almshouses Park Lane Old Knebworth Hertfordshire SG3 6QE	Take down and rebuild section of rear (south-east facing) wall to outbuildings and replace asbestos cement sheet roofing with corrugated fibre cement roofing.	Conditional Consent	
21	21/01748/S73	15 Wadnall Way Knebworth Hertfordshire SG3 6DU	Erection of two 2-bed dwellings with associated accesses and two parking spaces (Section 73 application variation of Condition 2 of planing permission 20/01987/FP	Conditional Permission	

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			granted 15.12.2020 - Relocate the parking bays from the side of 15 Wadnall Way to the front of the new dwelling).		
22	21/01741/NCS	34 Pondcroft Road Knebworth Hertfordshire SG3 6DB	Single storey rear extension (following removal of existing single storey rear element) with the following dimension: Length as measured from rear wall of original dwelling - 4.7 metres	Prior Approval Not Required	
23	21/01651/NMA	Land At 137 London Road Knebworth Hertfordshire	Revisions to external fenestration including window sizes, omitting 4no front windows and 2no side windows, and addition of 2no rear facing Velux windows (as non material amendment to planning permission 20/01526/FP granted on 25.09.2020)	Agreed	Noted
24	21/01509/LDCP	Longdene Old Lane Knebworth Hertfordshire SG3 6AF	Changes to internal layout, closure of internal covered arches and patio. New fenestration at ground floor: sash window to North elevation, added glazing bars to existing windows, 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	
25	21/01514/TPO	1 Church Gardens Stevenage Road Knebworth	T1 Hornbeam - Felled as dead and dangerous.	Conditional Consent	

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		Hertfordshire SG3 6AR			
26	21/01307/LDCP	207 Park Lane Old Knebworth Knebworth Hertfordshire SG3 6PR	Hipped roof to a gabled roof and insertion of dormer to existing rear elevation roofslope	Granted	
27	21/00866/LDCP	Single storey rear extension	1b Gipsy Lane Knebworth Hertfordshire SG3 6PL	Granted	
28	21/01195/TCA	7a Stockens Green Knebworth Hertfordshire SG3 6DG	Norway Maple - Reduce by 2.5m height & width. Silver Birch - Fell to ground level. Cherry - Reduce by 3m height & 1.5m width	No Objection	
29	21/00918/LDCP	7 Muirhead Way Knebworth Hertfordshire SG3 6BY	Replace part of existing front elevation garden grass with hardstanding for an electric vehicle	Granted	
30	21/00974/TPO	Land At 1-68 Haygarth Knebworth Hertfordshire	T16 Hornbeam - Reduce the limbs by 2.5m Back to good viable growth points. T58 Robinia - Crown lift to 5m over the highway. T51 Sycamore - Fell to ground level	Conditional Consent	
31	21/00603/ADJ	Knebworth House Knebworth Park Old Knebworth Knebworth Hertfordshire SG3 6PY	Temporary use of land for film making with associated temporary set and supporting facilities vehicles, access, parking and storage for 23 weeks (Cross Boundary Application with NHDC). NORTH HERTS DISTRICT COUNCIL : ADJACENT AUTHORITY : CONSULTEE ONLY		
32	21/00531/NMA	Redemption Court Station Approach Knebworth Hertfordshire SG3 6HL	Permission for a bin storage enclosure (an non material amendment to planning permission reference 20/01273/FP granted on	Agreed	Noted

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			05.08.2020		
33	21/00409/TCA	7 Stockens Green Knebworth Hertfordshire SG3 6DG	Oak - Reduce crown by 20%	No Objection	
34	21/00137/LDCP	40 Gun Road Gardens Knebworth Hertfordshire SG3 6EB	Erection of detached garden room and workshop to rear garden	Granted	
35	21/00698/NMA	20 Oakfields Avenue Knebworth Hertfordshire SG3 6NP	Changes to proposed front central dormer and alterations to proposed fenestration on rear elevation (as non material amendment to planning permission reference 20/02746/FPH granted on 19.01.2021)	Refused	