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PROJECT: Proposed extension, alterations and replacement outbuilding

DRAWING NUMBER: 22014/1A

DRAWING: Block and location plans

CLIENT: Mr and Mrs P Mather

SITE: 45 Portland Street
St Albans
AL3 4RA

DATE: May 2022

SCALE: 1:500; 1:1250 @ A4

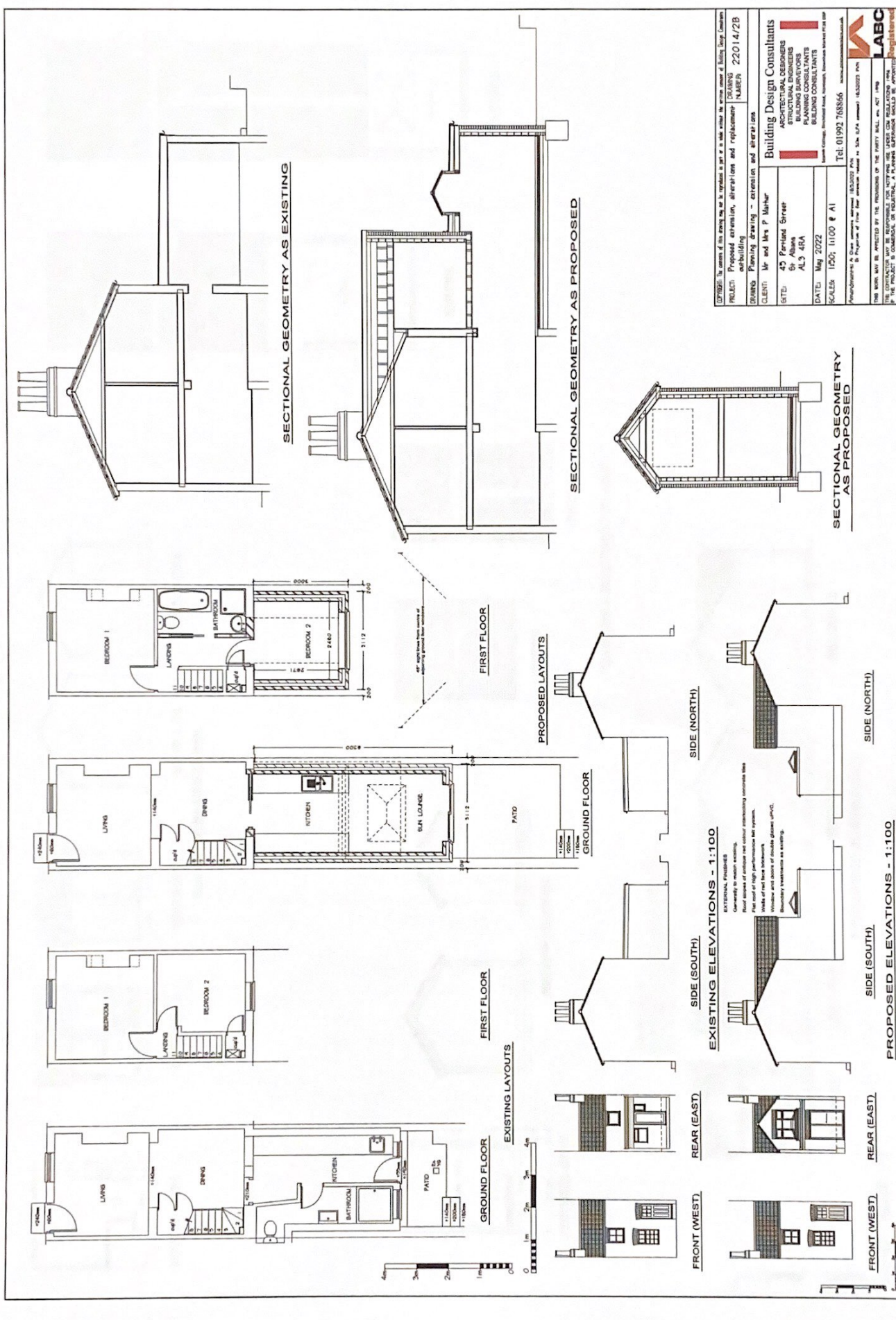
Building Design Consultants

ARCHITECTURAL DESIGNERS
STRUCTURAL ENGINEERS
BUILDING SURVEYORS
PLANNING CONSULTANTS
BUILDING CONSULTANTS

Seamh Cottage, Birchfield Road, Nordelph, Downham Market PE38 0BP

AMENDMENT: A: LPA comments 16.3.2023 PVN

Tel: 01992 768866 www.plansandcalcs.co.uk



EXEMPTED: In terms of the zoning by-law is required to get a site plan to comply with zoning and building height conditions.

PROJECT:	Proposed extension, alteration and replacement of existing building	SEALING NUMBER:	22014/28
DESIGN:	Planning drawing - extension and alterations		
CLIENT:	Mr and Mrs P. Mather		
OFFICE:	45 Parkland Street St Albans AL3 4RA		
DATE:	May 2022		
SCALE:	1:250; 1:100 & A1		
REGISTRATION NO.:	01992 748866		
REGISTRATION DATE:	18/03/2009		
REGISTRATION TYPE:	Professional Engineer		
REGISTRATION BODY:	Engineering Council		

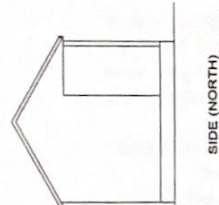
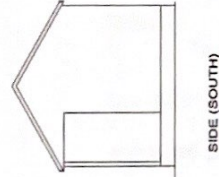
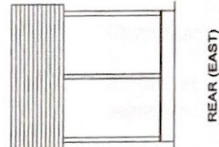
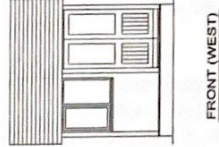
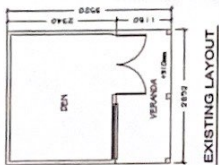
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 PLANNING CONSULTANTS
 BUILDING CONSULTANTS

Head Office: 45 Parkland Street, St Albans, Hertsmere, Herts. SG8 4RA
 Tel: 01992 748866 Email: info@bdc.co.uk

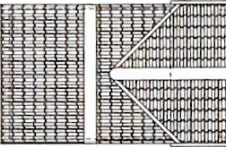
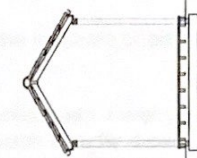
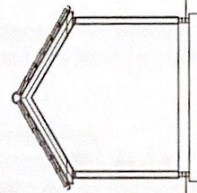
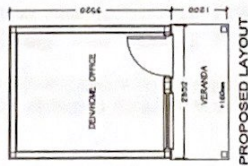
LABC
 Registered Professional Engineer

THE WORK HAS BEEN PREPARED BY THE PROFESSIONAL ENGINEER NAMED ABOVE AND TO THE BEST OF HIS KNOWLEDGE AND BELIEF THE PROJECT IS COMPLIANT WITH ALL APPLICABLE REGULATIONS AND A PLANNING APPLICATION SHOULD BE APPLIED FOR.

SECTIONAL GEOMETRY AS PROPOSED

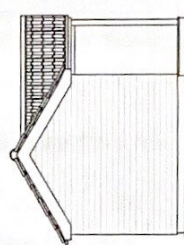
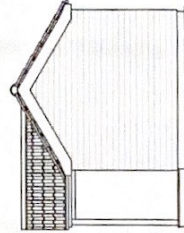
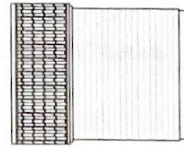
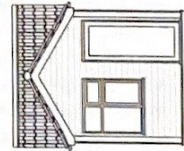


EXISTING ELEVATIONS

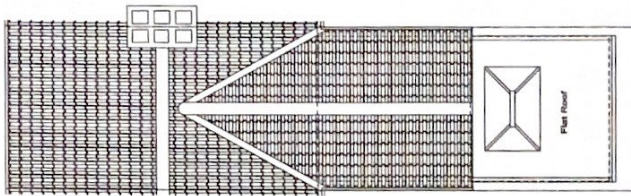
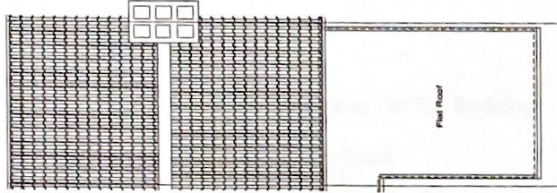


OUTBUILDING ROOF PLANS

EXTERNAL FINISHES
 Walls and ceiling: color matching concrete tile
 Voids, skirting and timber joints: finished in sage green colour.
 Windows and doors of double glazed UPVC.



PROPOSED ELEVATIONS



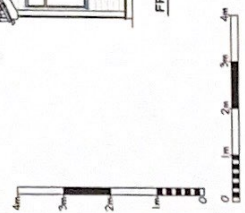
HOUSE ROOF PLANS

DATE: 11/05/2022
 SCALE: 1:100
 PROJECT: Proposed extension, alterations and replacement
 DRAWING NO: 22014/38
 CLIENT: Mr and Mrs P Mathar
 SITE: 43 Portland Street, St Albans AL3 4RA
 DRAWING TITLE: Building Design Consultants
 PROJECT NO: 22014/38
 DATE: May 2022
 SCALES: 1:100 & A1
 TEL: 01992 768866
 www.bdc.co.uk

Building Design Consultants
 ARCHITECTURAL DESIGNERS
 STRUCTURAL ENGINEERS
 BUILDING SURVEYORS
 BUILDING CONTROL OFFICERS
 BUILDING CONSULTANTS

11/05/2022
 11/05/2022
 11/05/2022

LABCC Registered



TOWN AND COUNTRY PLANNING ACT 1990

APPLICANT

Mr Philip Nicholas
ATM Architectural Consulting Ltd T/A Building
Design Consult
Seamh Cottage Birchfield Road
Nordeph Downham Market
Norfolk
PE38 0BP

PLANNING PERMISSION

Part single, part two storey rear extension and replacement garden room

45 Portland Street St Albans Hertfordshire

In the pursuance of their powers under the above-mentioned Act and the Orders and Regulations for the time being in force thereunder, the Council hereby **permit** the development proposed by you in your application dated 18/05/2022 and received with sufficient particulars on 19/05/2022 and shown on the plan(s) listed below subject to the following conditions and reasons:-

Condition

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

Reason

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

Condition

2. The development hereby permitted shall be carried out in accordance with the following approved plans: 22014/2B; 22014/3B; 22014/1A.

Reason

2. For the avoidance of doubt and in the interests of proper planning.

Condition

3. The external surfaces of the development hereby permitted shall be constructed only of materials, the type and colour of which match exactly those of the existing building or as otherwise stated in the application form or the hereby approved plans.

Reason

3. To ensure that the finished appearance of the building is satisfactory. To comply with Policies 69, 72 and 85 of the St. Albans District Local Plan Review 1994.

Justification for the grant of planning permission

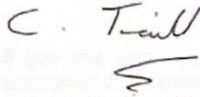
The proposed development is considered acceptable, as it is compatible with the style and form of the original building and with the scale and character of the street scene. The proposal will preserve or enhance the character and appearance of the Conservation Area. There will be no adverse impact on neighbouring properties and car parking requirements are adequate. The proposal is in accordance with Policy 39 (Parking Standards, General Requirements), Policy 40 (Residential Development Parking Standards), Policy 69 (General Design and Layout), Policy 72 (Extensions in Residential

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SELL YOUR PROPERTY. YOU ARE ADVISED TO KEEP IT WITH YOUR TITLE DEEDS.**

Ref No 5/22/1299
DC.3

Areas), Policy 85 (Development in Conservation Areas), 87 (Locally Listed Buildings) and Revised Parking Policies and Standards, January 2002 of the St. Albans District Local Plan Review 1994 and the National Planning Policy Framework 2021.

Signed



Christine Traill
Strategic Director – Community and Place Delivery
St Albans City & District Council

Dated 17/03/2023

INFORMATIVES:

This determination was based on the following drawings and information: 22014/3B; Planning and Heritage Statement received 18/05/2022; 22014/2B; 22014/1A received 16/03/2023.

The Local Planning Authority has been positive and proactive in its consideration of this planning application suggesting improvements to the development during the course of the application. The applicant submitted amended plans resulting in a form of development that improves the economic, social and environmental conditions of the District.

When carrying out these works please give utmost consideration to the impact during construction on the environment, neighbours and the public. Think about using a company to carry out the works who are registered under the Considerate Constructors Scheme. This commits those registered with the Scheme to be considerate and good neighbours, as well as clean, respectful, safe, environmentally conscious, responsible and accountable. For more information please contact the Considerate Constructors Scheme directly on 0800 783 1423, siteenquiries@ccscheme.org.uk or visit www.ccscheme.org.uk.

Remember - you are responsible for the legal and safe disposal of any waste associated with your project. In the event of your waste being fly tipped or otherwise disposed of illegally or irresponsibly, you could be held liable and face prosecution. If you give waste to anyone else ensure they are authorised to carry it. Ask for their carrier's authorisation. You can check online at <https://environment.data.gov.uk/public-register/view/search-waste-carriers-brokers> or by telephone 03708 506 506.

Under the Control of Pollution Act 1974, the applicant is advised that no demolition or construction works relating to this site and development should be carried out on any Sunday or Bank Holiday, nor before 07.30 hours or after 18.00 hours on any days, nor on any Saturday before 08.00 hours or after 13.00 hours

The applicant is advised that during the construction of the development hereby granted, that all materials should be stored within the application site. In the event of it not being possible to store materials on site; and materials are to be stored outside the site and on highway land the applicant will need to obtain the requisite approval of the Highway Authority. A licence is required to store materials on the Highway under the Highways Act 1980 Section 171 to Hertfordshire Highways. You must first obtain a licence from Hertfordshire County Council before depositing building materials on any part of the highway which includes all verges, footways and carriageways. Hertfordshire County Council may prosecute you if you fail to obtain a licence or breach a condition of a granted licence for which the maximum fine on conviction is £10 for each day the contravention continued. Hertfordshire County Council may also take legal action to recover any costs incurred including the costs of removing and disposing of unauthorised building materials deposited on the highway. To apply for a Licence please contact Highways, PO Box 153, Stevenage, Herts SG1 2GH or cschighways@hertfordshire.gov.uk

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The applicant is requested to ensure no damage is caused to the footpath and highway verge during the course of the development. Any damage should be repaired to the satisfaction of Hertfordshire Highways.

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development, or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.

This is a decision to **grant** planning permission for a **householder application**. If you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice.

However, if an enforcement notice has been served for the same or very similar development the time limit is:

- **28 days** from the date of the LPA decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
- **28 days** from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the appeal period beyond 12 weeks).

NB – if the LPA have failed to determine your **householder planning application** or you are appealing against the grant of permission subject to conditions to which you object, you must appeal within 6 months of the date of this notice.

NB – the LPA determination period is usually 8 weeks (13 weeks for major developments and 28 days for non-material amendment applications). If you have agreed a longer period with the LPA, the time limit runs from that date.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square Temple Quay Bristol BS1 6PN or online at <https://www.gov.uk/appeal-planning-decision>

The Secretary of State may allow a longer period for the giving of notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development, or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under a development order.

Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part 6 of the Town and Country Planning Act 1990.

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