

**From:** Dominic Bateman [REDACTED]  
**Sent:** Monday, December 2, 2024 10:29 AM  
**To:** Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>  
**Subject:** RE: S62A/2024/0060 22 and 24 St. Annes Road, London Colney, St. Albans, Herts, AL2 1LJ

[REDACTED]  
Good morning,

Please see the below consultation response received in respect of this application.

Regards

Technical Support - Customer Delivery Team  
Customer, Business & Corporate Support

**St Albans City and District Council**

Council general home page: [REDACTED]  
[REDACTED]

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**From:** John Hines [REDACTED]  
**Sent:** Sunday, December 1, 2024 12:07 PM  
**To:** Dominic Bateman [REDACTED]  
**Subject:** RE: S62A PINS application 14 day consultation request. ref: 5/2024/1530 at 22 And 24 St Annes Road London Colney AL2 1LJ

Hi Dominic

Thank you for consulting on the application.

The submitted site investigation report indicated no visual or olfactory contamination.

A Condition should be attached to cover any unexpected contamination being revealed during site works.

Condition:

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where necessary a remediation scheme must be prepared, subject to the approval of the LPA. Following the completion of any measures identified in the approved remediation scheme a validation report must be prepared, which is subject to the approval of the LPA prior to the occupation of any buildings.

Reason:

To ensure that adequate protection of human health is maintained and the quality of the groundwater is protected. To comply with Policy 84 of the St Albans District Local Plan Review 1994 and the National Planning Policy Framework 2023.

Kind regards

John Hines

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**From:** Dominic Bateman [REDACTED] >

**Sent:** 27 November 2024 14:46

**To:** [REDACTED]  
[REDACTED]  
[REDACTED]; John Hines [REDACTED]

**Subject:** S62A PINS application 14 day consultation request. ref: 5/2024/1530 at 22 And 24 St Annes Road London Colney AL2 1LJ

## MEMORANDUM

**FROM: Dominic Bateman**

**OUR REF: 5/2024/1530**

**DATE: 27 November 2024**

**RE: 5/2024/1530**

**22 And 24 St Annes Road London Colney Hertfordshire AL2 1LJ**

Section 62a designation - Demolition of 2no. bungalow and the construction of 5no. four bedroom houses, with associated external works

Further to the above application, I would be grateful if you could supply your comments on the information submitted.

**Please note – this application has been submitted to the Planning Inspectorate as a S62A application and the District Council is therefore a consultee. Please provide your response within 14 days for it to be included in our response to the Planning Inspectorate.**

You may view the application details via our website. Please use the following link:

[REDACTED]

Click on the Documents tab and you will be able to view the plans and other supporting material. You may submit your comments online via our website by clicking on the 'Comment on this application' tab or via email to [REDACTED]

Regards

Dominic Bateman