

THREE RIVERS DISTRICT COUNCIL

At a meeting of the **Planning Committee** held in the Penn Chamber, Three Rivers House, Northway, Rickmansworth, on Thursday 17 March 2016 from 7.30pm to 8.18pm.

Present: Councillors Chris Whately-Smith (Chairman) Chris Lloyd (Vice-Chairman), Diana Barber, Phil Brading, Marilyn Butler, Stephen Cox, Peter Getkahn, David Major, Debbie Morris, Reena Ranger and Ann Shaw OBE.

Officers: Claire Westwood, Joanna Bowyer and Sarah Haythorpe.

Also in attendance: Councillors Ty Harris, Alison Scarth and Andrew Scarth.

An apology for absence was received from Councillor Alex Hayward.

About 25 Members of the public.

PC104/15 MINUTES

The Minutes of the Planning Committee meeting held on 25 February 2016 were confirmed as a correct record and were signed by the Chairman.

PC105/15 NOTICE OF OTHER BUSINESS

The Chairman advised that an addendum had been circulated to Members with regard to agenda item 6 (16/0005/FUL – Hybrid planning application for the phased comprehensive redevelopment of the land at South Oxhey (South Oxhey Central, Maylands Road, Hayling Road and Hallows Crescent) to include the demolition of existing buildings and provision of residential-led mixed use development comprising Use Classes C3, A1/A2/A3/A4/A5 and D1/D2, with associated site preparation/enabling works, transport infrastructure works, landscaping works and provision of car parking at LAND AT SOUTH OXHEY CENTRAL, MAYLANDS ROAD, HAYLING ROAD AND HALLOWES CRESCENT for Countryside Properties Plc) and would be considered as an urgent item of business along with the report published with the agenda so that the application could be determined accordingly.

PC106/15 DECLARATIONS OF INTEREST

Councillor David Major declared a registrable non-pecuniary interest in agenda item 8 as a Member of the Parish Council (as detailed under item 4 on the agenda) but would be entitled to stay and vote as he:

- has an open mind about the application
- is not bound by the views of the Parish Planning Committee and
- can deal with the application fairly and on its merits at Committee

PC107/15 16/0005/FUL – Hybrid planning application for the phased comprehensive redevelopment of the land at South Oxhey (South Oxhey Central, Maylands Road, Hayling Road and Hallows Crescent) to include the demolition of existing buildings and provision of residential-led mixed use development comprising Use Classes C3, A1/A2/A3/A4/A5 and D1/D2, with associated site preparation/enabling works, transport infrastructure

works, landscaping works and provision of car parking at LAND AT SOUTH OXHEY CENTRAL, MAYLANDS ROAD, HAYLING ROAD AND HALLOWES CRESCENT for Countryside Properties Plc

The Planning Officer reported:

- 1) London Borough of Harrow raised no objection to the development.
- 2) Following the February Committee, the applicant had provided CGI images of the detailed elements at the satellite sites and Parcel 1a, and also indicative illustrations of the outline element at South Oxhey Central - these could be seen on the screen.

Two updates in relation to conditions:

- 3) Condition O8 (Affordable Housing) on page 10 of the addendum should be updated at point iii to exclude details of the 48 affordable units which would be required as part of phase 1a.
- 4) Condition O17 (Children's Play Area) on page 14 of the addendum should be updated to also require details of the play area to be submitted.

An issues report was brought to Committee in February and was discussed in detail by Members. Following that meeting the applicant had provided further information and clarification in relation to the points raised and the report before you now had been updated to reflect this. An addendum with updated conditions had also been circulated.

As set out at paragraph 7.25 on page 126 of the Committee report, whilst some individual elements of the proposal when taken in isolation, may not fully accord with TRDC policy or standards, the proposal required assessment as a whole and any shortfalls must be viewed in this context. Overall the proposal was an opportunity for a substantial uplift of the South Oxhey area and was therefore recommended for approval.

In relation to queries from Councillor Debbie Morris regarding parking/use of verges and Vertical Sky Component (VSC), the officer advised that if Members were minded to approve the application an additional informative could be added regarding the applicant's commitment to investigate further parking opportunities and to ensure the highest quality materials used.

In relation to VSC, it would not be possible to change the detailed elements at this stage, however, the applicant had confirmed that consideration would be given to the use of appropriate colours and finishes to rooms in order to improve reflectivity. A large proportion of the scheme is in outline form, with the detailed designs still to come forward. The designs of the later phases will be able to take into account the results of VSC assessments

Councillor Phil Brading said there had been a good discussion at the previous meeting and a number of issues had been raised for officers to respond to and had been dealt with within the updated report. There was nothing of significance to add to the report and officer recommendation. He was happy to move the recommendation, seconded by Councillor Peter Getkahn, that the application be delegated to the Director of Community and Environmental Services to Grant Planning Permission subject to conditions / and subject to the completion of a Section 106 Agreement:

Local Ward Councillor Ty Harris had concerns regarding the 7 storey building on the corner of the development which you would be able to view when driving along Prestwick Road. He had hoped the design would be more appropriate for the residents. He also had concerns about the loss of retail units. On car parking he would have liked to have seen more parking to accommodate residents and shoppers needs.

In accordance with Council Procedure Rule 35 (B), Mr Wolliscroft spoke in support of the application.

On being put to the Committee the motion on the addendum was declared CARRIED the voting being unanimous.

RESOLVED:

That the application be delegated to the DIRECTOR OF COMMUNITY & ENVIRONMENTAL SERVICES TO GRANT PLANNING PERMISSION subject to conditions / and subject to the completion of a Section 106 Agreement:

Detailed element

D1 Time limits

The element of the development hereby permitted in detail as shown as Phase 1A on approved plan number 1275-O-262 B and Hallows Crescent, Maylands Road and Hayling Road as shown on approved plan number 1275-O-155 B (Detailed Element) shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 92 of the Town and Country Planning Act 1990 and as amended by the Planning and Compulsory Purchase Act 2004

D2 Plan numbers

The Detailed Element shall be carried out in accordance with the approved plans as listed in the Plan Schedule b at Informative 15 below.

Reason: In the interests of the visual amenities of the locality and residential amenity in accordance with Policies PSP2, CP1, CP2, CP3, CP4, CP6, CP7, CP8, CP9, CP10, CP12 and CP13 of the Core Strategy (adopted October 2011), Policies DM1, DM3, DM4, DM6, DM7, DM8, DM9, DM10, DM11, DM12 and DM13 and Appendices 2, 4 and 5 of the Development Management Policies LDD (adopted July 2013) and Policies SA1, SA4 and SA6 and Sites H(25), H(26), H(28) and H(29) of the Site Allocations LDD (adopted November 2014).

D3 Heights

The Detailed Element shall be built to the ground levels and heights as shown on the approved drawings. If the indicated existing heights and levels of the neighbouring properties should prove to be erroneous, then the heights of the proposed buildings as constructed shall be no higher than the relative height difference(s) between the heights of the neighbouring properties as shown on the approved drawings and the proposed buildings(s).

Reason: To ensure that the proposed development is built to the heights relative to adjoining properties as shown on the approved drawings in the interests of visual amenity and to meet the requirements of Policies CP1 and

CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

D4 Materials

The buildings and hard surface areas for the Detailed Element shall not be erected / constructed other than in accordance with the approved plan numbers as set out in condition D2. No Construction shall take place until the exact details and samples of these external materials have been submitted to and approved in writing by the Local Planning Authority for that Development Phase. The development shall only be carried out in accordance with the approved details.

Reason: To prevent the development being constructed in inappropriate materials in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

D5 Boundary treatments

Details to include a plan showing the positions, design, materials and type of boundary treatments for the Detailed Element shall be submitted to and approved in writing by the Local Planning Authority prior to Construction. The boundary treatments shall be erected prior to occupation of the relevant building in accordance with the details shown on the approved plans and shall be permanently maintained as such thereafter.

Reason: To safeguard the visual amenities of neighbouring properties and the character of the locality in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

D6 Removal of PD

Immediately following the implementation of the Detailed Element, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any other revoking and re-enacting that order with or without modification) no development within the following Classes of Schedule 2 of the Order shall take place:

Part 1

Class A - enlargement, improvement or other alteration to the dwelling

Class B - enlargement consisting of an addition to the roof

Class C - alteration to the roof

Class D - erection of a porch

Class E - provision of any building or enclosure

Class F - any hard surface

Part 2

Class A - erection, construction, maintenance or alteration of a gate, fence, wall or other means of enclosure.

No development of any of the above classes shall be constructed or placed anywhere in the Detailed Element.

Reason: To ensure adequate planning control over further development having regard to the limitations of the sites and neighbouring properties and in the interests of the visual amenities of the site and the area in general, in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

D7 Obscure glazing

Before the first occupation of each of the following buildings in the Detailed Element, the following windows shall be fitted to that building with purpose made obscured glazing and shall be top level opening only at 1.7m above the floor level of the room in which the window is installed:

- Parcel 1A [as shown on plan 1275-D-1115 K]: First, second and third floor flank windows to Blocks G and G1 where these are secondary windows to the rooms that they serve and face rear elevations of other blocks
- Maylands Road [as shown on plan 1275-D-1100 P]: Western flank first floor bathroom window to house adjacent to 29 Ballater Close, western flank second floor bathroom window to southern block facing 34 Maylands Road
- Hallows Crescent [as shown on plan 1275-D-1105 L]: Secondary bedroom windows to rear elevation of northern block

The windows shall be permanently retained in that condition thereafter.

Reason: To safeguard the amenities of the occupiers of neighbouring residential properties in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

D8 Privacy screens - Maylands Road

Prior to first occupation of any buildings hereby permitted on the Maylands Road site, privacy screening shall be erected (as indicated on approved plan number 1275-D-1828 A) to the western elevation of the rear balconies and terraces of those buildings at first and second floor level, to a minimum height of 1.8m as measured from the surface of the balcony / terrace, in accordance with details to be firstly submitted to and approved in writing by the Local Planning Authority. The screening shall be retained and maintained as such thereafter.

Reason: To safeguard the amenities of the occupiers of neighbouring residential properties in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

D9 Refuse / recycling stores

Provision for the storage and collection of refuse and recycling for each building in the Detailed Element shall be made in accordance with the details shown on approved plan numbers 1275-D-1105 L; 1275-D-1100 P; 1275-D-1110 E and 1275-D-1115 K prior to first occupation of that building.

Reason: To ensure that satisfactory provision is made in the interests of residential and visual amenity in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM10 and

Appendix 2 of the Development Management Policies document (adopted July 2013).

D10 Car parking

Car parking (including disabled bays) and turning spaces shall be constructed in accordance with either the details shown on approved plan numbers 1275-D-1105 L; 1275-D-1100 P; 1275-D-1110 E and 1275-D-1115 K prior to the first occupation of any part of the Detailed Element or, where a Phasing Plan has been agreed in writing by the Local Planning Authority, in accordance with such approved Phasing Plan. The minimum number of car parking spaces in either case shall be as follows:

Parcel 1A: 59

Maylands Road: 36 (including re-provision of the existing 8 bays which are to remain for general public use in perpetuity)

Hayling Road: 16

Hallowes Crescent: 27

The parking and turning spaces shall thereafter be kept permanently available for the use of residents and visitors to the site.

Reason: To ensure that adequate off-street parking and manoeuvring space is provided within the development so as not to prejudice the free flow of traffic and in the interests of highway safety in accordance with Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

D11 Bicycle parking

No part of the Detailed Element shall be occupied until secure bicycle parking/storage for the relevant part has been provided in accordance with the details shown on approved plan numbers 1275-D-1105 L; 1275-D-1100 P; 1275-D-1110 E; 1275-D-1115 K and 1275-D-1835 A. The bicycle parking shall be kept permanently available for the use of residents and visitors.

Reason: In order to ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel in accordance with Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

D12 Landscaping - Maylands Road, Hayling Road and Hallowes Crescent

The schemes of hard and soft landscaping for the development hereby permitted at Maylands Road, Hayling Road and Hallowes Crescent shown on approved plan numbers 3017-3001 A; 3017-4001 A and 3017-5001 A shall be implemented as follows:

(a) All hard landscaping works required by such approved schemes shall be carried out and completed prior to the first occupation of the relevant development.

(b) All soft landscaping works required by such approved scheme shall be carried out in accordance with a programme to be agreed before each relevant development commences and shall be maintained thereafter (including the replacement of any trees or plants which within 5 years from the date of first

occupation of each building die are removed or become seriously damaged or diseased, in the next planting season with others of a similar size or species).

Reason: In the interests of visual amenity in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

D13 Landscaping– Parcel 1A

Notwithstanding the details shown on the approved plans, no Surface Infrastructure Works or Construction shall take place within Parcel 1A [shown on approved plan 1275-D-1115 K] until a scheme of hard and soft landscaping for Parcel 1A (incorporating Henbury Place and the eastern element of Henbury Gardens) has been submitted to and approved in writing by the Local Planning Authority, which shall include the location of all existing trees and hedgerows affected by the proposed development, and details of those to be retained, together with a scheme detailing measures for their protection in the course of development.

With the exception of the eastern element of Henbury Gardens shown on plan 1275-O-151 B.

All hard landscaping works required by the approved scheme shall be carried out and completed prior to the first occupation of the development hereby permitted. All soft landscaping works required by the approved scheme shall be carried out in accordance with a programme to be agreed in writing by the Local Planning Authority prior to first occupation and shall be maintained including the replacement of any trees or plants which within 5 years from the date of first occupation of each building die are removed or become seriously damaged or diseased in the next planting season with others of a similar size or species.

Reason: In the interests of visual amenity in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

D14 Tree protection

No operations (including tree felling, pruning, demolition works, soil moving, temporary access construction, or any other operation involving the use of motorised vehicles or construction machinery) shall commence on site in connection with the temporary car park at Henbury Gardens in Parcel 1A, at Maylands Road or Hallowes Crescent until the branch structure and trunks of all trees shown to be retained and their root systems have been protected from any damage during works, in accordance with a scheme to be firstly submitted to and approved in writing by the Local Planning Authority.

The protective measures, including fencing, shall be undertaken in accordance with the approved scheme before any equipment, machinery or materials are brought on to the site for the purposes of the relevant development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any area fenced in accordance with this condition and the ground levels within those fenced areas shall not be altered, nor shall any excavation be made. No fires shall be lit or liquids disposed of within 10.0m of an area designated as being fenced off or otherwise protected in the approved scheme.

Reason: This is a pre-commencement condition to ensure that existing trees are not affected during construction, in the interests of visual amenity and in accordance with Policies CP1 and CP9 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

D15 Flood mitigation and drainage

The development hereby permitted in detail shall be carried out in accordance with the Flood Risk Assessment carried out by Brand Consulting dated December 2015 and the following mitigation measures as detailed within the Surface Water Drainage Strategy shall be implemented:

1. Surface water run-off generated by the critical storm events shall be limited so that it will not exceed the surface water run-off rate of 5 l/s during the 1 in 100 year event + climate change event.
2. An attenuation volume of 400 m³ shall be provided to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change event. This is to be provided in permeable pavements and underground attenuation tanks as shown in drawing 11310/6012 included in section 14 of the Flood Risk Assessment dated December 2015.
3. Confirmation shall be provided by Thames Water that the proposed connections to the surface water sewer network will be accepted at the discharge rate of 5 l/s.

The mitigation measures shall be fully implemented prior to occupation of each relevant Development Phase.

Details of how any SuDS (Sustainable Drainage Scheme) measures shall be managed and maintained following occupation of the development for the lifetime of the development, which shall include arrangements for adoption by any public authority or statutory undertaker, or any other arrangements to secure the continuing operation of SuDS throughout its lifetime, shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of each relevant Development Phase. The approved arrangements shall be adhered to thereafter.

Reason: To prevent flooding by ensuring the satisfactory attenuation and disposal of surface water from the site in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM8 of the Development Management Policies LDD (adopted July 2013).

D16 Substation

Prior to commencement of construction of the substation within Phase 1A, as shown on approved plan number 1275-D-1128 B, details of any fencing / enclosures and noise levels for the substation, along with any required noise attenuation measures, shall be submitted to and agreed in writing by the Local Planning Authority. The substation shall be implemented in accordance with the approved details prior to the first occupation of the dwellings in Parcel 1A, and permanently retained as such.

Reason: In the interest of visual and residential amenity in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM9 of the Development Management Policies LDD (adopted July 2013).

D17 Lighting

No external lighting shall be installed on any part of the Detailed Element or affixed to any buildings on each site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity. The lighting shall be installed in accordance with the approved details before the use commences.

Reason: In the interests of visual amenity and highway safety and to meet the requirements of Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policy DM9 of the Development Management Policies LDD (adopted July 2013).

Outline element / site wide

O1 Reserved matters

No development shall commence within any outline development areas shown as Phases 1B, 2A, 2B, 3A and 3B on approved plan number 1275-O-262 B (Development Area) until details of the appearance, landscaping, layout and scale (Reserved Matters) for each Development Area has been submitted to and approved in writing by the Local Planning Authority. The development shall only be implemented in accordance with the approved details.

Reason: To comply with the provisions of Section 92(2) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

O2 Time limit for reserved matters

Applications for approval of the Reserved Matters for the outline element of this consent, shown as Phases 1B, 2A, 2B, 3A and 3B on approved plan number 1275-O-262 B (Outline Element), shall be made to the Local Planning Authority before the expiration of five years from the date of this permission. The development of each Development Area within the Outline Area shall be begun before the expiration of two years from the date of approval of the final Reserved Matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: In pursuance of Section 92(2) of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

O3 Plan numbers

The applications for the approval of Reserved Matters shall be made in accordance with the approved plans as listed in the Plan Schedule c at Informative 16 below and supporting documents submitted with the application.

Reason: In the interests of the visual amenities of the locality and residential amenity in accordance with Policies PSP2, CP1, CP2, CP3, CP4, CP6, CP7, CP8, CP9, CP10, CP12 and CP13 of the Core Strategy (adopted October 2011), Policies DM1, DM3, DM4, DM6, DM7, DM8, DM9, DM10, DM11, DM12 and DM13 and Appendices 2, 4 and 5 of the Development Management Policies LDD (adopted July 2013) and Policies SA1, SA4 and SA6 and Sites H(25), H(26), H(28) and H(29) of the Site Allocations LDD (adopted November 2014).

O4 Phasing of reserved matters

Prior to submission of the first application for approval of Reserved Matters a Planning Submission Programme which sets out the phasing of the development in accordance with approved plan number 1275-O-262 B, the order and timescales for the submission of reserved matters applications, the phasing of affordable housing, the phasing of commercial elements of the scheme, the strategy for the discharge of conditions and the access details for each Phase shall be submitted to, and approved in writing by, the Local Planning Authority. Reserved matters applications, and other details as referred to in other conditions attached to this permission, shall be submitted in accordance with the approved Planning Submission Programme.

Reason: This condition is a pre-commencement condition to ensure appropriate control over development in accordance with Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013).

O5 Reserved matters details

Reserved matters applications submitted pursuant to the outline elements of this permission shall be in accordance with the following:

- a) The principles established within the approved Design and Access Statement February 2016 Update.
- b) The principles established within the approved Design Guidelines Document February 2016 Update.
- c) Plans: 1275-O-151 B (Parameter Plan: Development Zones); 1275-O-152 B (Parameter Plan: Building Heights); 1275-O-153 B (Parameter Plan: Access & Movement/Frontage/Landscape); 1275-O-155 B (Site Location Plan); and 1275-O-161 B (South Oxhey Central Proposed Block Plan).

Reason: To ensure appropriate control over development in accordance with Policies PSP2, CP1, CP2, CP3, CP4, CP6, CP7, CP8, CP9, CP10, CP12 and CP13 of the Core Strategy (adopted October 2011), Policies DM1, DM3, DM4, DM6, DM7, DM8, DM9, DM10, DM11, DM12 and DM13 and Appendices 2, 4 and 5 of the Development Management Policies LDD (adopted July 2013) and Policies SA1, SA4 and SA6 and Site H(29) of the Site Allocations LDD (adopted November 2014).

O6 Phasing and Management

No development shall take place in any Phase of the Outline Element until a Construction Strategy and Phasing Programme for that particular Phase has been submitted to, and approved in writing by, the Local Planning Authority. The Construction Strategy and Phasing Programme shall comprise of:

- (a) a construction programme setting out the timetable for the development on a block by block basis and any other major works, including site clearance and demolition, building works, public realm and SUDS/drainage works, landscaping, highway works and utility works;
- (b) a strategy for the provision of car parking during site preparation and construction; including removal of public parking and the provision, location and operation of temporary public car parking spaces; thereafter car parking

must only be removed and provided in accordance with the strategy for the duration of the construction period;

(c) a phasing programme including details of: block by block construction work commencement dates; construction traffic routing and parking; highway works, public realm works and landscaping on a block by block basis; access for vehicles and pedestrians; scaffolding and hoarding lines; public parking spaces; services; and access arrangements for new premises.

(d) integration of that Phase with all adjoining Phases, including how landscaping schemes and construction management activity for each Phase will interrelate to each other.

The development shall be carried out in accordance with the approved scheme.

Reason: To ensure adequate control over the form of the development given that this approval is outline only in accordance with Policies CP1 and CP10 of the Core Strategy (adopted October 2011).

O7 Number of residential units

The number of dwellings and floorspace in each respective use granted by this permission shall not exceed:

Class C3: 514 residential units (totalling 32,252 sqm).

This will consist of:

Detailed Element

	1-bed	2-bed	3-bed	4-bed	Total
South Oxhey Central Phase 1a	29	55	-	-	84
Maylands Road	17	1	6	2	26
Hayling Road	-	-	8	-	8
Hallowes Crescent	10	8	4	-	22

Outline Element

	1-bed	2-bed	3-bed	4-bed	Total
South Oxhey Central (Remaining Phases)	111	241	18	4	374

Reason: To ensure adequate control over the form of the development given that this approval is outline only in accordance with Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policy DM13 and

O8 Affordable housing

No more than seventy-one Market Dwellings shall be first occupied on the site until the forty eight Affordable Housing Dwellings that are identified in the two rows: (1) “Maylands Road (24 apartments and 2 houses)” and (2) “Hallowes Crescent (22 apartments)” of the table below have been provided

No development shall commence until a scheme for the provision of ninety six dwellings to be constructed on the site pursuant to the planning permission as Affordable Housing has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- i. the fourteen x one-bed two person apartments, twenty eight x two-bed four person apartments, five x three-bed five person apartments and one x three-bed five person house identified in the row “*South Oxhey Central (indicative – apartments in Blocks D, D1, N1 and 1 house in Parcel 1B)*” of the table below and which shall be constructed on the site and Provided as Social Rented Dwellings;
- ii. the twenty seven x one bed two person apartments, nine x two bed four person apartments and ten x three bed five person apartments and two x four bed six person houses identified in the two rows: (1) “*Maylands Road (24 apartments and 2 houses)*” and (2) “*Hallowes Crescent (22 apartments)*” of the table below and which shall be constructed on the Site and Provided as Social Rented Dwellings on first occupation and thereafter shall be Provided as Affordable Rented Dwellings.

	Apartments			Houses		Total
	1 bed 2 per	2 bed 4 per	3 bed 5 per	3 bed 5 per	4 bed 6 per	
South Oxhey Central (indicative - apartments in Blocks D, D1, N1 and 1 house in Parcel 1B).	14	28	5	1	-	48
Maylands Road (24 apartments and 2 houses)	17	1	6	-	2	26
Hallowes Crescent (22 apartments)	10	8	4	-	-	22
Total	41	37	15	1	2	96

- iii. the timing of the provision of the Affordable Housing and its phasing in relation to the occupancy of the market housing other than the 48 dwellings identified in the two rows: (1) “*Mayland Road (24 apartments and 2 houses)*” and (2) “*Hallowes Crescent (22 apartments)*” of the table above which are required to be Provided as Affordable Housing prior to the occupation of no more than seventy-one Market Dwellings.
- iv. the arrangements for the transfer of the Affordable Housing to a Registered Provider or the arrangement for the dwelling's management if they are not to be transferred to a Registered Provider
- v. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the Affordable Housing; and
- vi. the occupancy criteria to be used for determining the identity of occupiers of the Affordable Housing and the means by which such occupancy criteria shall be enforced.

- vii. the arrangements for the use of any Net Proceeds following the sale of an interest in any of the Affordable Housing (in accordance where applicable with Homes and Communities Agency guidance)
- viii. the arrangements for the offer to and transfer of the Affordable Housing or any relevant part thereof to a new Registered Provider in the event of default on a mortgage relating to that Affordable Housing by a Registered Provider to whom the Affordable Housing has been transferred (such period to conclude the transfer of the Affordable Housing to a new Registered Provider to be no less than three months) before any dwelling may be sold or transferred free of the stipulations secured by this condition.

The Affordable Housing shall be provided in accordance with the approved scheme. The Affordable Housing so constructed shall not be used for any other purpose than as Affordable Housing in accordance with that approved scheme.

Reason: This condition is a pre-commencement condition in the interests of the needs of the community, in accordance with Policies CP2, CP3 and CP4 of the Core Strategy (adopted October 2011).

O9 Commercial Uses

The total commercial floorspace hereby permitted shall not exceed 5,137 sqm and shall not be used other than for uses within Classes A1, A2, A3, A4, A5, D1 and D2 of the Town and Country Planning (Use Classes) Order 2005 (or in any provision equivalent to the relevant Class in any statutory instrument revoking and re-enacting that Order with or without modification) and for no other purpose. These permitted uses shall be sited within the Market Place / Prestwick Road and Station Square character areas, as defined in the approved Design and Access Statement February 2016 Update, and as indicated on approved plan numbers 1275-O-151 B (Parameter Plan: Development Zones) and 1275-O-162 C (Illustrative Masterplan).

Reason: To ensure the vitality of the town centre and an appropriate mix of business uses in accordance with Policies PSP2, CP1, CP6 and CP7 of the Core Strategy (adopted October 2011) and Policy SA4 of the Site Allocations Local Development Document (adopted November 2014).

O10 Class A1 floorspace

No more than 60% of the net internal floorspace of the commercial units hereby permitted shall be used for any purpose within Class A1 of the Town and Country Planning (Use Classes) Order 2005 (as amended), and the foodstore indicated on approved plan number 1275-O-162 C shall not exceed a maximum floorspace of 1,754 sqm.

Reason: To ensure the vitality of the town centre and an appropriate mix of business uses in accordance with Policies PSP2, CP1, CP6 and CP7 of the Core Strategy (adopted October 2011) and Policy SA4 of the Site Allocations Local Development Document (adopted November 2014).

O11 Construction Management Plan

No development shall take place in each Phase, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved

Construction Management Plan shall be adhered to throughout the construction period. The Statement shall include details of:

1. the programme of works on each part of the overall site;
2. parking of vehicles of site operatives and visitors;
3. construction of access arrangements including the routing of vehicles;
4. loading and unloading of plant and materials;
5. storage of plant and materials used in constructing the development;
6. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
7. wheel washing facilities;
8. a scheme for recycling/disposing of waste resulting from demolition and construction works;
9. details of any temporary refuse and recycling collection arrangements which ensure refuse and recycling collection access is available to all occupied properties at each stage of the works.

Reason: This condition is a pre-commencement condition in the interests of highway safety and convenience in accordance with Policies CP1 and CP10 of the Core Strategy (adopted October 2011) and Policy DM10 of the Development Management Policies LDD (adopted July 2013).

O12 Delivery and Servicing Plan

No Construction shall take place in Phases 1B, 2A, 2B, 3A or 3B until a detailed Delivery and Servicing Plan for the commercial units within that Phase has been submitted to and approved in writing by the Local Planning Authority. The approved Delivery and Servicing Plan shall be implemented upon first occupation of the commercial units and adhered to thereafter. The Statement shall include:

1. details of the delivery and servicing requirements (including refuse collection) for the proposed uses;
2. a scheme for coordinating deliveries and servicing for the proposed development;
3. areas within the development site that will be used for loading and manoeuvring of delivery and servicing vehicles;
4. access to / from the site for delivery and servicing vehicles and details of routing;
5. restrictions on the timing of deliveries so that they principally occur outside peak periods of activity;
6. details of marshalling and a vehicle booking system for the foodstore such that reversing from Oxhey Drive into the site is safely managed;
7. restrictions on the timing of servicing for the units in Prestwick Road / Market Square to ensure they are outside opening hours;
8. the requirement for service vehicles to enter and exit the highway in forward gear, with manoeuvring limited to the parking forecourt areas and activity coordinated through a vehicle booking system;
9. servicing of the units in Station Square only taking place in designated zones, with activity coordinated through a vehicle booking system.

Reason: In the interests of residential amenity and highway safety and convenience in accordance with Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

O13 Car Parking Management Strategy

Before the first occupation of each Phase hereby permitted, a Car Parking Management Strategy to cover the residential and non-residential uses in that Phase shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of residential car parking allocation and management for all of the residential units, management of all public and visitor parking spaces and parking restrictions where appropriate. The Car Parking Management Strategy shall be implemented prior to occupation and enforced for each Phase of the development in accordance with the approved details.

Reason: To ensure adequate car parking for all occupiers of the development and protect against unauthorised car parking by non-occupiers in accordance with Policy CP10 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

O14 Site Waste Management Plan (SWMP)

No works of development comprising site preparation (including but not exclusively demolition of buildings and structures, ground works, ground remediation and service diversions) or construction shall take place in each Phase until a Site Waste Management Plan (SWMP) for all aspects of waste management during site preparation and construction for that Phase has been submitted to and approved in writing by the Local Planning Authority. This shall include measures for recycling/disposing of waste resulting from demolition and construction works. The development shall be carried out in accordance with the approved SWMP throughout the period of works for each Phase.

Reason: This condition is a pre-commencement condition in the interests of the local environment and sustainability in accordance with Policies CP1 and CP10 of the Core Strategy (adopted October 2011) and Policies DM9 and DM10 of the Development Management Policies LDD (adopted July 2013).

O15 Ecological Management Plan

The development hereby permitted shall be carried out in accordance with the recommendations in the approved Preliminary Ecology Appraisal (Phase 1 Habitat Survey and Bat Survey dated January 2016). A five year Ecological Management Plan shall be submitted to and approved in writing by the Local Planning Authority prior commencement of development in each Phase. The Ecological Management Plan shall be implemented in accordance with the approved details prior to occupation of the development in that Phase.

Reason: This is a pre-commencement condition to enhance opportunities for wildlife in accordance with Policies CP1 and CP9 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

O16 Public open space

Before each Phase of the development hereby permitted is commenced a scheme identifying the size/extent, specification, location, timing of delivery, accessibility to the public including hours of opening, and proposals for future management and maintenance of all public open and play space (including Henbury Gardens, Henbury Place, Market Square, Station Square and the

communal amenity garden in Block P and Q) as indicated on approved plan numbers 1275-D-1105 L; 1275-D-1100 P; 1275-D-1110 E; 1275-D-1115 K and 3017-1001 C in respect of that Phase shall be submitted to and approved in writing by the Local Planning Authority. Each Phase shall be carried out and thereafter kept open, managed and maintained in accordance with the approved scheme.

Reason: This is a pre-commencement condition to ensure the delivery of high quality and maintained public spaces in accordance with Policies PSP2 and CP9 of the Core Strategy (adopted October 2011) and Policy DM11 of the Development Management Policies LDD (adopted July 2013).

O17 Children's play area

No Construction shall commence until a programme for the completion of a children's play area at Henbury Gardens west, as shown on approved plan number 3017-1001 C has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full details of the children's play area and details of arrangements for the future management and maintenance. The play area shall be provided in accordance with the agreed programme to co-ordinate with the occupation of the residential development, and shall thereafter be retained, kept open, managed and maintained to the satisfaction of the Local Planning Authority.

Reason: This is a pre-commencement condition to ensure provision is made for children's play space in accordance with Policy PSP2 of the Core Strategy (adopted October 2011) and Policy DM11 of the Development Management Policies LDD (adopted July 2013).

O18 Landscaping

No works other than Ground Works and Site Preparation Works and Advanced Infrastructure Works shall take place until there has been submitted to and approved in writing by the Local Planning Authority a full scheme of strategic site landscaping to cover all Phases, which shall include the location of all existing trees and hedgerows affected by the proposed development, details of those to be retained and tree protection measures, full details of trees to be planted (including species and size, specification, location, timing of planting and future management).

All landscaping works required by the approved scheme shall be carried out in accordance with an implementation programme to be agreed in writing by the Local Planning Authority before development commences and shall be maintained including the replacement of any trees or plants which die are removed or become seriously damaged or diseased in the next planting season with others of a similar size or species.

Reason: In the interests of visual amenity in accordance with Policies CP1 and CP9 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

O19 C-Plan energy and sustainability measures

No dwelling hereby approved in detail by this planning permission, as shown on approved plan numbers 1275-D-1105 L; 1275-D-1100 P; 1275-D-1110 E and 1275-D-1115 K shall be occupied until the energy saving and renewable energy measures detailed within the submitted online C-Plan assessment, C-Plan Energy Statement dated January 2016 and Sustainability Statement

dated January 2016 are incorporated and made operational in that unit. A revised C-Plan assessment or appropriate equivalent shall be submitted for all buildings hereby permitted in outline, as shown on plan number 1275-O-161 B, with each subsequent reserved matters application. Each building shall be implemented in accordance with the approved details.

Reason: To ensure that the development makes as full a contribution to sustainable development as possible and meets the requirements of Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM4 of the Development Management Policies LDD (adopted July 2013).

O20 Foul water drainage

No works other than Ground Works and Site Preparation Works shall commence at South Oxhey Central until a Foul Water Impact Study for the whole South Oxhey Central site has been carried out, and no works of development shall commence in each Phase until a Drainage Strategy detailing all associated on and off site foul water drainage works in that Phase have been submitted to and approved by the Local Planning Authority. Each Phase shall proceed in strict accordance with the approved foul water drainage plans and shall not be occupied / used until the approved foul water drainage works are complete.

Reason: To ensure that the sewerage system has capacity to cope with the new development, to avoid adverse environmental impact and to meet the requirements of Policies CP1 and CP8 of the Core Strategy (adopted October 2011) and Policies DM8 and DM9 of the Development Management Policies LDD (adopted July 2013).

O21 Piling and vibro-compaction machinery

No piling or any other foundation designs using penetrative methods shall be undertaken other than with the written consent of the Local Planning Authority, which may be given where it has been demonstrated that there is no resultant unacceptable risk to groundwater. If vibro-compaction machinery / piling machinery or piling and ground treatment works are to be undertaken as part of the development in Phase 1B (Station Square), details of the use of such machinery and a Risk Assessment and Method Statement for the works 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.

Reason: To protect the water environment, including groundwater, and in the interests of railway safety in accordance with Policy CP1 of the Core Strategy (adopted October 2011) and Policies DM9 and DM10 of the Development Management Policies LDD (adopted July 2013).

O22 Contamination

Following demolition of the existing structures at South Oxhey Central, for each relevant Phase a Post Demolition Contamination Survey shall be carried out and a report submitted to and approved in writing by the Local Planning Authority. This Survey shall include a series of excavated trial pits with subsequent contamination testing and analysis along with, if required, details of remediation measures. The development shall be carried out in accordance with the approved details.

Reason: To protect the water environment, including groundwater, in accordance with Policy CP1 of the Core Strategy (adopted October 2011) and Policies DM9 and DM10 of the Development Management Policies LDD (adopted July 2013).

O23 Noise mitigation measures

All glazing and ventilation units for the residential development hereby permitted must achieve BS 822:2014 internal noise ambient levels, as set out in the approved Noise Impact Assessment dated January 2016.

Reason: In the interests of amenity of future residents in accordance with Policy DM9 of the Development Management Policies LDD (adopted July 2013).

O24 Dust emissions

Prior to commencement of any site works including demolition in any Phase an Environmental Health and Safety Plan and a Dust Management Plan, to include mitigation measures for the control of dust emissions during demolition and construction for that Phase in accordance with Appendix D of the approved Air Quality Assessment dated January 2016, shall be submitted to and approved in writing by the Local Planning Authority. The Plans shall be implemented as approved and adhered to for the period of site works.

Reason: This is a pre-commencement condition in the interests of health and pollution control in accordance with Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM9 of the Development Management Policies LDD (adopted July 2013).

O25 Risk Assessment and Method Statement for works adjacent to railway

Prior to commencement of any site works in Phase 1B (Station Square), a Risk Assessment and Method Statement for all works to be undertaken in that Phase shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of:

1. how safe access to the station, subway and railway will be maintained at all times throughout the construction period;
2. the erection of scaffolding (no scaffolding poles shall over-sail the railway line at any time);
3. all demolition works;
4. existing and proposed ground levels, earthworks and excavations;
5. measures to be taken to prevent construction materials from the development reaching the railway, including protective fencing;
6. exact distances between the proposed buildings and structures and the boundary with Network Rail land (minimum 2m gap required);
7. appropriate vehicle safety protection measures to be installed along the boundary with the railway (which may include installation of high kerbs, crash barriers or small earth bunds);
8. how surface water and foul water drainage will be directed away from the railway.

The development shall be carried out in accordance with the approved Risk Assessment and Method Statement.

Reason: This is a pre-commencement condition in the interests of railway safety in accordance with Policies CP1 and CP10 of the Core Strategy (adopted October 2011).

O26 Flood mitigation and drainage

The development hereby permitted in outline shall be carried out in accordance with the Flood Risk Assessment carried out by Brand Consulting dated December 2015 and the following mitigation measures as detailed within the Surface Water Drainage Strategy:

1. The surface water run-off generated must not exceed of 5 l/s during the 1 in 100 year event + climate change event at Station Square and Henbury Gardens.
2. The surface water run-off generated must not exceed the surface water run-off rate of 15 l/s during the 1 in 100 year event + climate change event for the remainder of the South Oxhey Central site.
3. Attenuation must be provided to ensure that there is no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change event. Attenuation to be provided in permeable pavements, and underground attenuation tanks as shown in section 14 of the Flood Risk Assessment dated December 2015.
4. Confirmation shall be given by Thames Water that the proposed connections to the surface water sewer network are accepted at the discharge rates specified in points 1 and 2 of this condition.

The mitigation measures shall be fully implemented prior to occupation of each relevant Phase of development.

Details of how any SuDS (Sustainable Drainage Scheme) measures shall be managed and maintained following occupation of the development for the lifetime of the development, which shall include arrangements for adoption by any public authority or statutory undertaker, or any other arrangements to secure the continuing operation of SuDS throughout its lifetime, shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of each relevant Phase / development. The approved arrangements shall be adhered to thereafter.

Reason: To prevent flooding by ensuring the satisfactory attenuation and disposal of surface water from the site in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM8 of the Development Management Policies LDD (adopted July 2013).

O27 Road and car parking layout

The internal road and car parking layout at South Oxhey Central shall be constructed and retained as indicated on Parameter / Illustrative plan numbers 1275-O-153 B, 1275-O-161 B and 1275-O-162 C in accordance with an indicative Phasing Plan to be submitted prior to submission of the first reserved matters application. No residential units shall be occupied in each Phase until the car parking serving those units has been laid out in accordance with the approved details.

Reason: This condition is a pre-commencement condition to ensure future control of the site in accordance with Policies CP1, CP8 and CP10 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

O28 Number of car parking spaces

The number of permanent car parking spaces at South Oxhey Central shall be no less than a total number of 480, indicated to be as follows:

Residential car parking spaces: 326 (including a minimum of 59 car parking spaces in Parcel 1A)

Public car parking spaces:

Location	No. of spaces
Foodstore car park, Oxhey Drive	62
Prestwick Road, to front of Blocks O, P & Q	44
Station Square car park	34
Visitor parking bays Bridlington Road	14
Total:	154

Reason: To ensure future control of the site in accordance with Policies CP1, CP8 and CP10 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

O29 Highways access and layouts

Prior to commencement of Surface Infrastructure Works or Construction Works for each Phase hereby permitted, full details of the following (in the form of scaled plans and written specifications) for each relevant Phase shall be submitted to and approved in writing by the Local Planning Authority:

- 1 Width dimensions of access arrangements;
- 2 Acceptable Stage 1 and 2 Road Safety Audit;
- 3 Pedestrian/bicycle access;
- 4 Parking layouts including disabled bays and motorcycle parking;
- 5 Roads and footways; and
- 6 Loading areas.

The development shall be carried out in accordance with the approved details.

Reason: To ensure future control of the site and in the interests of highway safety in accordance with Policies CP1 and CP10 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

O30 Bicycle parking

Prior to occupation of the development in any outline Phase hereby permitted, a scheme for the secure parking/storage of bicycles for residential and general public use shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented prior to first occupation / use of the development in that Phase and thereafter retained for this purpose.

Reason: To ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel in accordance with Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

O31 Management and maintenance of streets

No Surface Infrastructure Works or Construction Works shall commence in any Phase until an Estate Management Plan to include details of the proposed arrangements for future management and maintenance of the proposed streets and communal areas within each relevant development have been submitted to and approved in writing by the Local Planning Authority. The streets and communal areas shall thereafter be maintained in accordance with the approved Estate Management Plan until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established. No works shall be carried out on roads, footways, cycleways, foul and surface water sewers otherwise than in accordance with the specifications of the Local Planning Authority.

Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard, in accordance with Policies CP1, CP8 and CP12 of the Core Strategy (adopted October 2011).

O32 Visibility splays

Prior to the first occupation / use of the development in each Phase hereby permitted at South Oxhey Central, a visibility splay shall be provided in full accordance with the details shown on approved South Oxhey Central Access Drawings 60336183_ACC_001 to 60336183_ACC_010. The visibility splays shall thereafter be maintained at all times free from any obstruction between 600mm and 2m above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety in accordance with Policies CP1 and CP10 of the Core Strategy (adopted October 2011).

O33 Travel Plan

Prior to the first occupation of the development hereby permitted in any Phase, a Travel Plan with the objectives of reducing the journeys to and from the site by private car shall be submitted to and approved in writing by the Local Planning Authority. The approved Travel Plan shall be implemented upon the first occupation of the development. An updated Travel Plan shall be submitted to the Local Planning Authority for written approval on the first, third, fifth, eighth and tenth anniversary of the first occupation. The updated Travel Plan shall be implemented following its written approval.

Reason: To promote alternative modes of transport and meet the requirements of Policies CP1 and CP10 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

O34 Temporary car parking - provision

Details of all temporary public car parking arrangements for the South Oxhey Central site including proposals and timescales for restoration following construction works, shall be submitted to and approved in writing by the Local Planning Authority to provide a minimum of 22 car parking spaces, in addition to the 53 car parking spaces within the temporary car park hereby permitted to the eastern element of Henbury Gardens, as shown on approved plan number 3017-2006 C. The temporary car parking arrangements shall be carried out in accordance with the approved details and made available for public use prior

to Ground Works and Site Preparation Works at South Oxhey Central or closure of the existing Bridlington Road car park, whichever is soonest. The approved temporary car parking spaces shall remain unobstructed and available for public use until a minimum of 75 retail / public car parking spaces have been provided at South Oxhey Central.

Reason: To ensure that adequate public parking is provided during the course of construction in accordance with Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

O35 Temporary car parking - restoration

When the temporary parking spaces cease to be required in accordance with condition O34, or no later than six years after the date of the implementation of this permission, whichever is sooner, all associated hard surfacing and structures shall be removed in accordance with the hard and soft landscaping scheme approved for the eastern element of Henbury Gardens under condition D13; and details for restoration of the minimum of 22 additional car parking spaces approved under condition O34.

All hard landscaping works required by the approved schemes shall be carried out within 6 months of the closure of the temporary car parking. All soft landscaping works required by the approved scheme shall be carried out in accordance with a programme to be agreed in writing by the Local Planning Authority a minimum of two months prior to closure of the temporary car parking, and shall be maintained including the replacement of any trees or plants which die are removed or become seriously damaged or diseased in the next planting season with others of a similar size or species, for a period for five years from the date of the approved scheme was completed.

Reason: To ensure that adequate public parking is provided during the course of construction and that public open space is reinstated in accordance with Policies CP1, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM6, DM11, DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

O36 Fire hydrants

Prior to Advanced Infrastructure Works, Surface Infrastructure Works or Construction development in each Phase, detailed proposals for fire hydrants serving the relevant development as incorporated into the provision of the mains water services for the development, whether by means of existing water services or new mains or extension to or diversion of existing services or apparatus, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details prior to occupation of any building forming part of the development in that Phase.

Reason: To ensure that there is adequate capacity for fire hydrants to be provided. If there is insufficient capacity, the development would be unacceptable as it would fail to meet the requirements of Policies CP1 and CP8 of the Core Strategy (adopted October 2011).

O37 Lighting

Notwithstanding the details shown on the approved plans, no external lighting shall be installed on the sites or affixed to any buildings on the sites unless the

Local Planning Authority has first approved in writing details of the position, height, design and intensity of such lighting. The lighting shall be installed in accordance with the approved details prior to first occupation / use of the buildings in that Phase.

Reason: In the interests of visual amenity and to meet the requirements of Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM9 of the Development Management Policies LDD (adopted July 2013).

Informatives:

I1 Advice:

With regard to implementing this permission, the applicant is advised as follows:

All relevant planning conditions must be discharged prior to the commencement of work. Requests to discharge conditions must be made by application form; the relevant form is available on the Council's website (www.threerivers.gov.uk). Fees are £97 per request (or £28 where the related permission is for extending or altering a dwellinghouse or other development in the curtilage of a dwellinghouse). Please note that requests made without the appropriate fee will be returned unanswered.

There may be a requirement for the approved development to comply with the Building Regulations. The Council's Building Control section can be contacted on telephone number 01923 727132 or at the website above for more information and application forms.

Where possible, energy saving and water harvesting measures should be incorporated. Information on this is also available from the Council's Building Control section. Any external changes to the building which may be subsequently required should be discussed with the Council's Development Management Section prior to the commencement of work.

I2 Hours of work:

The applicant is reminded that the Control of Pollution Act 1974 stipulates that construction activity (where work is audible at the site boundary) should be restricted to 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturdays and not at all on Sundays and Bank Holidays.

I3 Positive and proactive:

The Local Planning Authority has been positive and proactive in its consideration of this planning application, in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The applicant and the Local Planning Authority engaged in pre-application discussions, and the Local Planning Authority suggested modifications to the development during the course of the application resulting in the applicant submitting amendments, which results in a form of development that maintains/improves the economic, social and environmental conditions of the District.

14 Section 106 Agreement:

The applicant is reminded that this planning permission is subject to an agreement made under the provisions of Section 106 of the Town and Country Planning Act 1990.

15 Temporary refuse and recycling collection:

For development that is to be constructed and occupied in phases temporary refuse and recycling collection arrangements, which may involve communal refuse and recycling bins, may need to be in place prior to completion of the full development. Advice should be sought from the Council's Environmental Protection team on telephone number 01923 776611 if you require assistance specifically with regard to the information required in relation to part ix of the Construction Method Statement condition above.

16 SWMP:

A Site Waste Management Plan (SWMP) is required by law for all construction projects worth more than £300,000. Projects over £500,000 may require further details. More information can be found at www.sitewastemanagementplan.com.

17 Affordable housing:

The following terms (and those related to them) referred to at condition O8 shall be defined as set out below:

Affordable Housing means Social Rented Dwellings and Affordable Rented Dwellings meeting Scheme Design and Quality Standards at costs below those associated with open market housing and which is available to, affordable by and occupied only by those in Housing Need.

Affordable Rented Dwellings means a dwelling provided through a Registered Provider let to households who are in Housing Need at those rent levels set out in the table below (subject to the ability of the Registered Provider to whom the dwellings have been transferred to adjust upwards those rental levels once a year by the Consumer Prices Index plus 1% from the date of the grant of this planning permission) and which shall be inclusive of the imposition of a Reasonable Service Charge under an assured tenancy or equivalent.

Unit Type	Rent per week
One bed two person apartment	£130
Two bed four person apartment	£136
Three bed five person apartment	£151
Four bed six person house	£185

Choice Based Lettings Scheme means the Council's allocations policy which determines the Council's priorities and procedures when allocating accommodation in accordance with the requirements of Section 167 of the Housing Act 1996.

Grant means national affordable housing programme funding allocated by the Homes and Communities Agency.

Homes and Communities Agency means the agency of that name established by the Government (pursuant to the Housing and Regeneration Act 2008) which exercises the function of the former Housing Corporation in relation to financial assistance for new affordable homes (or any successor body).

Housing Need means persons who are assessed by the Council as being unable to resolve their housing needs in the private sector market because of the relationship between housing costs and incomes in accordance with the Choice Based Lettings Scheme.

Market Dwelling means any dwelling that is not an Affordable Housing dwelling.

Net Proceeds means any receipts or consideration received by a Registered Provider from the sale of an interest in any of the Affordable Housing following its initial occupation after deduction of the registered Provider's reasonable evidenced costs of acquisition, construction and sale of the relevant affordable dwelling and the deduction of any Grant repayable.

Provided means practically completed, ready for first occupation, fully serviced and subject to a contract with an Affordable Housing Provider for the acquisition of no less than a 125 year leasehold interest

Reasonable Service Charge means a sum that covers the contribution requested from time to time for those services and facilities which are of a nature and to a standard reasonably required in connection with and which directly benefit the relevant Affordable Housing, such sum to be set at a fair and reasonable proportion of the costs relating to the services provided.

Registered Provider means a registered provider registered with the Homes and Communities Agency (HCA) or other body registered with the HCA under the relevant Housing Act or other body approved by the HCA to receive social housing Grant such Registered Provider in any event to be approved by the Council.

Scheme Design and Quality Standards means standards in relation to the internal environment sustainability and external environment of Affordable Dwellings as set out in the Housing Corporation's document entitled 'Design & Quality Standards 2007' or such other replacement design standards as may be issued from time to time.

Social Rented Dwellings means Affordable Housing available for rent at Target Rent and subject to a Reasonable Service Charge under an assured tenancy or equivalent.

Target Rent means a rent which does not exceed the guideline rent determined through the national rent regime set from time to time.

18 Estate Road Adoption:

The applicant is advised that if it is the intention to request that Hertfordshire County Council as Highway Authority adopt any of the highways included as part of this application as maintainable at the public expense then details of the specification, layout and alignment, width and levels of the said highways, together with all the necessary highway and drainage arrangements, including surface water run off calculations must be submitted to the Highway Authority. No development shall commence until the details have been approved in

writing and an Agreement made under Section 38 of the Highways Act 1980 is in place. The applicant is further advised that the County Council will only consider roads for adoption where a wider public benefit can be demonstrated. The extent of adoption as public highway must be clearly illustrated on a plan. Further information is available via the website:
<http://www.hertsdirect.org/services/transtreets/highways/>
or by telephoning 0300 1234047.

19 Storage of materials:

The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website:
<http://www.hertsdirect.org/services/transtreets/highways/>
or by telephoning 0300 1234047.

110 Security measures for foodstore car park:

The applicant is advised to take the comments of the Crime Prevention Design Advisor into account at reserved matters stage, with particular regard to implementation of security measures for the proposed foodstore car park which would need to be privately managed.

111 Breeding birds:

In order to protect breeding birds, their nests, eggs and young, demolition activities should only be carried out during the period October to February. If this is not possible then a pre-development (same-day) search of the area should be made by a suitably experienced ecologist. If active nests are found, then clearance work must be delayed until the juvenile birds have left the nest and are fully independent or professional ecological advice taken on how best to proceed.

112 Thames Water:

The applicant is advised that there are public sewers crossing or close to the development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. The applicant is advised to contact Thames Water Developer Services on 0800 009 3921 to discuss.

Thames Water recommend that petrol / oil interceptors are fitted in all car parking/washing/repair facilities. Failure to enforce the effective use of petrol / oil interceptors could result in oil-polluted discharges entering local watercourses.

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. The developer must demonstrate measures to be undertaken to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management

Team by telephoning 02035779483 or emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed online via www.thameswater.co.uk/wastewaterquality.

I13 Network Rail:

During any development safe access must be maintained at all times to the steps and ramp which access the station and subway. The Train Operating Company (TOC), the London Overground Rail Operations Limited (LOROL), should be consulted about any disruption to the area in terms of general safety and comfort of passengers and rail replacement bus planning. The developer would be liable for any costs incurred in facilitating this proposal.

Access must also be maintained at all times to all railway land. The developer is requested to contact the Network Rail Operational Property Services Team to discuss the impact of the proposal upon access.

The developer should contact Network Rail Asset Protection prior to works commencing at AssetProtectionLNWSouth@networkrail.co.uk to discuss the proposal and Risk Assessment and Method Statement requirements in more detail.

I14 Plan Schedule a: Existing Plans

1275-O-156 A	South Oxhey Central Existing Block Plan
1275-O-157 A	Existing Block Plans (Satellite Sites)
1275-O-721 A	South Oxhey Central Existing Outline Sections A-A & B-B
1275-O-722 A	South Oxhey Central Existing Outline Sections C-C D-D & E-E
1275-D-1702 B	Existing Site Section A1-A1 (Maylands Road)
1275-D-1705 B	Existing Site Sections A1 & B1 (Hallowes Crescent)
1275-D-1710 B	Existing Site Section A1-A1 (Hayling Road)
14B106/001	Topographical Survey Sheet 1 of 4
14B106/002	Topographical Survey Sheet 2 of 4
14B106/003	Topographical Survey Sheet 3 of 4
14B106/CPPLC B	Station Square Topographical Survey
14C109/002	Topographical Survey
14C112/002	Utilities Survey
14C113/001	Topographical Survey

I15 Plan Schedule b: Detailed Element

Phasing & Demolition Plans

1275-O-158 A	South Oxhey Central Proposed Demolitions Plan
1275-O-159 A	Proposed Demolitions Plan (Hallowes Crescent)

Parcel 1A

1275-D-1115 K	Proposed Site Plan
1275-D-1117 C	Proposed Roof Plan
1275-D-1128 B	Proposed Block Plan
1275-D-1500 E	Blocks E & F Proposed Ground Floor Plan
1275-D-1501 F	Blocks E & F Proposed 1 st -3 rd Floor Plan
1275-D-1502 G	Blocks G & G1 Proposed Ground Floor Plan
1275-D-1503 H	Blocks G & G1 Proposed 1 st -3 rd Floor Plan
1275-D-1716 B	Proposed Section A-A

1275-D-1717 A	Proposed Section A1-A1
1275-D-1821 A	Blocks E & F Proposed Elevations 1/2
1275-D-1822 A	Blocks E & F Proposed Elevations 2/2
1275-D-1823 B	Blocks G & G1 Proposed Elevations
1275-D-1824 B	GG & HH
1275-D-1825 B	JJ & KK
3017-2001 B	Proposed Landscape Plan
3017-2002 B	Proposed Hard Works Plan
3017-2003 B	Proposed Soft Works Plan
3017-2004 B	Proposed Lighting Plan
3017-2005 B	Arboricultural Implications Plan
3017-2006 C	Proposed Landscape Plan – Temporary Car Park

Hallowes Crescent

1275-D-1105 L	Proposed Site Plan
1275-D-1107 C	Proposed Roof Plan
1275-D-1126 A	Proposed Block Plan
1275-D-1510 L	Proposed Ground Floor Plan
1275-D-1511 N	Proposed Ground Floor Plan
1275-D-1512 K	Proposed First & Second Floor Plan
1275-D-1718 A	Proposed Section
1275-D-1830 A	Proposed Street Scenes A1 & B1
1275-D-1831 A	Courtyard Elevations C1 & D1
1275-D-1832 A	Garden Elevations E1 & F1
3017-3001 A	Proposed Landscape Plan
3017-3002 A	Proposed Hard Works Plan
3017-3003 A	Proposed Soft Works Plan
3017-3004 A	Proposed Lighting Plan
3017-3005 A	Arboricultural Implications Plan

Maylands Road

1275-D-1100 P	Proposed Site Plan
1275-D-1102 D	Proposed Roof Plan
1275-D-1125 A	Proposed Block Plan
1275-D-1504 K	Proposed Ground Floor Plan
1275-D-1505 K	Proposed Ground Floor Plan
1275-D-1506 M	Proposed First Floor Plan
1275-D-1507 K	Proposed Second Floor Plan
1275-D-1606 E	Proposed Ground & First Floor Plans
1275-D-1607 E	Proposed Second Floor Plans
1275-D-1826 A	Proposed Street Scenes A1 & B1
1275-D-1827 A	Maylands Road Street Scene C1
1275-D-1828 A	Garden Elevations E1 & F1
1275-D-1829 A	Proposed AH4 Side Elevation
3017-5001 A	Proposed Landscape Plan
3017-5002 A	Proposed Hard Works Plan
3017-5003 A	Proposed Soft Works Plan
3017-5004 A	Proposed Lighting Plan
3017-5005 A	Arboricultural Implications Plan

Hallowes Crescent & Maylands Road

1275-D-1835 A	Proposed Cycle Storage Elevations
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Hayling Road

1275-D-1110 E	Proposed Site Plan
1275-D-1111 C	Proposed Roof Plan
1275-D-1127 A	Proposed Block Plan
1275-D-1600 D	NT3 House Type Proposed Floor Plans
1275-D-1601 D	NT5 House Type Proposed Ground Floor Plan
1275-D-1602 D	NT5 House Type Proposed First Floor Plan
1275-D-1719 B	Proposed Section A1-A1
1275-D-1833 B	Street Scene
1275-D-1834 B	House Type NT3 & NT5 Elevations
3017-4001 A	Proposed Landscape Plan
3017-4002 A	Proposed Hard Works Plan
3017-4003 A	Proposed Soft Works Plan
3017-4004 A	Proposed Lighting Plan
3017-4005 A	Arboricultural Implications Plan

I16 Plan Schedule c: Outline/Parameter Plans

Phasing & Demolition Plans

1275-O-158 A	South Oxhey Central Proposed Demolitions Plan
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South Oxhey Central

1275-O-151 B	Parameter Plan: Development Zones
1275-O-152 B	Parameter Plan: Building Heights
1275-O-153 B	Parameter Plan: Access & Movement/Frontage/Landscape
1275-O-155 B	Site Location Plan
1275-O-161 B	South Oxhey Central Proposed Block Plan

South Oxhey Central – Preliminary Access Drawings

60336183_ACC_001
60336183_ACC_002
60336183_ACC_003
60336183_ACC_004
60336183_ACC_005
60336183_ACC_006
60336183_ACC_007
60336183_ACC_008
60336183_ACC_009
60336183_ACC_010

I17 Plan Schedule d: Illustrative Plans

1275-O-164 A	Illustrative Phasing Plan
1275-O-261 A	South Oxhey Central Illustrative Phasing (Existing Overlay)
1275-O-262 B	South Oxhey Central Illustrative Phasing (Masterplan Overlay)
1275-O-263 C	South Oxhey Central Illustrative Proposed Phased Layout
1275-O-162 C	South Oxhey Central Illustrative Masterplan
1275-O-163 B	Illustrative Masterplan
1275-O-265 A	South Oxhey Central Illustrative Massing Plan
1275-O-810 E	Illustrative Prestwick Road Street Scene

1275-O-811 D	Illustrative Prestwick Road Street Scene
1275-O-813 B	Illustrative Prestwick Road Street Scene
3017-1001 C	Landscape Illustrative Masterplan

I18 Definitions

Definitions adopted for the purposes of the planning conditions as follows:-

'Development Phase'

A development component or components (which may include Ground Works and Site Preparation Works, Advanced Infrastructure Works, Surface Infrastructure Works, and construction of buildings) as identified in the Phasing Plan.

'Ground Works and Site Preparation Works'

Include the following works:

- Demolition of existing structures including removal of asbestos, the stripping out of buildings, disconnecting services and grubbing up foundations.
- Removal of existing and surplus rubble from the site.
- Removal of services on the site including service trenches.
- Carrying out CAT scans on the site to confirm all existing services are clear.
- The erection or re-establishment of a hoarding line for the construction site.
- Providing piling matting.
- Providing clear health and safety information on the site.
- Piling works.
- Substructure and underground drainage works.

'Advanced Infrastructure Works'

Infrastructure required to serve the site as a whole, including:

- Installation of services and utilities.
- Installation of energy infrastructure.
- Construction of basement car parking and ground floor slab.
- Ground levelling works.

'Surface Infrastructure Works'

Aboveground infrastructure required to serve the site as a whole, including:

- Highways works.
- Surface landscaping works to implement public routes/realm.
- Surface landscaping works to implement public spaces.

'Construction'

Superstructure works above the ground floor slab.

I19 Commitment to investigate further parking opportunities

The applicant should assist the Local Authority in any investigations they wish to pursue to improve parking in surrounding areas, reviewing existing informal use of grass verges, and working with Hertfordshire County Council highways to identify permanent parking locations and/or review where the opportunities allows for parallel kerb parking to be changed to perpendicular to increase the available parking spaces in these areas. It is requested that where grasscrete is considered appropriate, careful consideration is given to the choice and quality of the materials. It is acknowledged that such provision would likely be subject of a separate planning application in due course.

PC107/15 16/0237/FUL - Redevelopment of the site to provide 40 residential dwellings in three apartment blocks extending to four storeys in height with associated underground car parking, private and communal amenity space, refuse and cycle storage. Creation of second access off Eastbury Avenue at FORMER POCKLINGTON HOUSE EASTBURY AVENUE, NORTHWOOD, MIDDLESEX, HA6 3LN for Thomas Pocklington Trust Limited

The Planning Officer reported three additional representations had been received from neighbours. One was a duplicate of a response previously submitted. One additional response supported the comments and objections of neighbours already submitted. The second raised issues as already covered at 4.2.4 on page 164 and comments that the proposals were of an increased intensity and volume compared to previous use and allocation of the site, and would cause loss of privacy, loss of view, noise and disturbance and traffic intensification. Concerns were also raised about affordable housing facing neighbours.

The Highways Officer had raised no objection to the proposal subject to conditions to require full details of the proposed access; provision of visibility splays; provision of parking and servicing areas; completion of safety audit; and a construction management plan. The Highways Officer considered that trip generation for the development as included within the Transport Statement was considered to be appropriate, however further details of proposed access and arrangements on site would be required.

Comments had been received from the Conservation Officer who has no objection to the proposal advising that conservation issues regarding the setting of heritage assets are minimal due to a lack of views.

With regard to affordable housing provision as referred to at 7.3 on page 167, an initial response had now been received from the Council's independent assessor who advised that contribution towards provision of affordable housing would be viable. Negotiations with the applicant were on-going on this and an update would be provided to the April Committee meeting.

Councillor Ann Shaw asked to see the plans showing where the buildings were before they were demolished and how the development would impact on the neighbours. She noted the dwellings would be private market dwellings, would be further away from the rear properties but would be higher at 4 storey with a flat roof.

Councillor Debbie Morris had concerns about the height of the blocks in relation to their proximity to the Mountview properties. This was an uphill road, and the site is at the highest point of the hill, it would appear more prominent than the other buildings. She queried the separation distances in relation to Block 3 which was to be 28m in relation to the design guidelines, and the separation between the blocks. The dwellings on Mountview had a garden depth of 14m. On the height levels, the 2nd floor level of block 3 would be approximately 1m above 19 Mountview. Block 2 would be 32m from the closest part of the rear elevation of 23 Mountview. Car parking at the rear of Block 3 would be sited backing onto the boundary of 19 and 21 Mountview. The 24 parking spaces would impact on the rear gardens of the properties in Mountview as their depth was only 14m. The development may be too dense. The wooded area to the east of the site, was included in the ownership of Thomas Pocklington Trust but was it for residents' use or public use? What was the intention regarding the play area? Was it to be in the woodland area? On the 9 disabled parking spaces and their allocation would they be taken by the initial occupiers or for

other occupiers on an annual licence? No parking restrictions had been included. Could some thought be given to improving the road layout at top of Eastbury Avenue? There was very poor visibility at the junction.

The Planning Officer advised that they would provide an update in the April report on these matters. Parking to serve Block 3 would have a total of 24 spaces, 18 which would be at the rear of the block to the rear of 19 and 21 Mountview. The separation distances showed greater distances when compared to separation between other developments at 23a and 25, 29 and 31, 25 and 27 and 2 and 28 Eastbury Avenue. The woodland area would allow access for residents and the public. Details on its use and management would be included as a condition should the application be granted. There would be a natural woodland play area within that space.

The Chairman asked that officers made sure the use of the woodland was agreed and to future proof the disabled parking spaces.

Councillor Ann Shaw asked about the rationale behind the design of 2 modern and one traditional block of apartments.

Councillor Reena Ranger asked about the finishes to the buildings, the housing mix, the justification for it, the boundary treatments for the development, the hoardings during the construction, parking spaces and the mix of visitor, residents and disabled spaces.

Councillor Peter Getkahn said the dimensions for the internal layout of the rooms were small and the kitchen / diner would be cramped.

Councillor Phil Brading said it was clear that the 3-4 storey design and pitched roof of Block 3 was intended to reduce the impact on the neighbouring property and be more in keeping in the street scene. He requested that clarification be sought regarding the land levels following the demolition of Pocklington House.

In accordance with Council Procedure Rule 35 (B), Mr Merali spoke against the application.

Councillor Chris Lloyd asked if more parking could be created underground?

The Chairman said the amenity space for block 3 was mostly a car park.

Councillor Stephen Cox asked if the proposed development was the best use of the space, was it the right location on the site and the ground level parking was in an undesirable location on the corner. It was an odd design for the 3 Blocks.

The Planning Officer said an indication of the materials was detailed in the report as being facing brick and render for blocks 1 and 2 and facing brick and render with clay roof tiles for block 3. On the parking allocation no details had been provided but a condition would be included on parking management if the application was to be granted.

RESOLVED:

To note there is no recommendation for approval or refusal of permission at this stage and that the report be noted and the comments made with regard to material planning considerations raised by the application will be referred to the April Committee for a decision.

PC108/15 16/0281/FUL – Two storey side extension, single storey rear extension and erection of front porch at 2 THE FAIRWAY, ABBOTS LANGLEY, HERTFORDSHIRE, WD5 0JT for Mr and Mrs D Woolner

The Planning Officer confirmed that the additional bullet points at 4.5.1 on page 180 were a formatting error and there were no comments missing.

The Chairman of the Committee moved, seconded by Councillor David Major that planning permission be granted subject to conditions.

On being put to the Committee the motion was declared CARRIED the voting being unanimous.

RESOLVED:-

That PLANNING PERMISSION BE GRANTED subject to the following conditions:

Conditions

C1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990 and as amended by the Planning and Compulsory Purchase Act 2004.

C2 The development hereby permitted shall be carried out in accordance with the following approved plans: 1C, 2E

Reason: For the avoidance of doubt, in the proper interests of planning and in accordance with Policies CP1, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM6, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013).

C3 Unless specified on the approved plans, all new works or making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Reason: To ensure that the external appearance of the building is satisfactory in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

C4 Notwithstanding the provisions of the Town and Country (General Permitted Development) Order 2015 (or any other revoking and re-enacting that order with or without modification), no windows/dormer windows or similar openings [other than those expressly authorised by this permission] shall be constructed in the elevations or roof slopes of the extensions hereby approved.

Reason: To safeguard the residential amenities of neighbouring properties in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

Informatives:

- 11 With regard to implementing this permission, the applicant is advised as follows:

All relevant planning conditions must be discharged prior to the commencement of work. Requests to discharge conditions must be made by application form; the relevant form is available on the Council's website (www.threerivers.gov.uk). Fees are £97 per request (or £28 where the related permission is for extending or altering a dwellinghouse or other development in the curtilage of a dwellinghouse). Please note that requests made without the appropriate fee will be returned unanswered.

There may be a requirement for the approved development to comply with the Building Regulations. The Council's Building Control section can be contacted on telephone number 01923 727132 or at the website above for more information and application forms.

Where possible, energy saving and water harvesting measures should be incorporated. Information on this is also available from the Council's Building Control section. Any external changes to the building which may be subsequently required should be discussed with the Council's Development Management Section prior to the commencement of work.

- 12 The applicant is reminded that the Control of Pollution Act 1974 stipulates that construction activity (where work is audible at the site boundary) should be restricted to 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturdays and not at all on Sundays and Bank Holidays.

- 13 The Local Planning Authority has been positive and proactive in its consideration of this planning application, in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority suggested modifications to the development during the course of the application and the applicant submitted amendments which result in a form of development that maintains/improves the economic, social and environmental conditions of the District.

- 14 Bats are protected under domestic and European legislation where, in summary, it is an offence to deliberately capture, injure or kill a bat, intentionally or recklessly disturb a bat in a roost or deliberately disturb a bat in a way that would impair its ability to survive, breed or rear young, hibernate or migrate, or significantly affect its local distribution or abundance; damage or destroy a bat roost; possess or advertise/sell/exchange a bat; and intentionally or recklessly obstruct access to a bat roost.

If bats are found all works must stop immediately and advice sought as to how to proceed from either of the following organisations:

The UK Bat Helpline: 0845 1300 228

Natural England: 0845 6014523

Herts & Middlesex Bat Group: www.hmbg.org.uk

(As an alternative to proceeding with caution, the applicant may wish to commission an ecological consultant before works start to determine whether or not bats are present. A list of bat consultants can be obtained from Hertfordshire Ecology on 01992 555220).

- 15 The applicant is advised that the requirements of the Party Wall Act 1996 may need to be satisfied before development commences.

CHAIRMAN