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**PLANNING COMMITTEE****MINUTES**

At a meeting of the Planning Committee held in the Penn Chamber, Three Rivers House, Northway, Rickmansworth, on 28 June 2018 from 7pm to 8.55pm.

Councillors present:

|          |  |               |
|----------|--|---------------|
| Present: | Chris Lloyd (Vice Chairman in the Chair) | Alex Hayward  |
|          | Matthew Bedford (for Cllr Sara Bedford)  | Diana Barber  |
|          | Diana Barber                             | Debbie Morris |
|          | Keith Martin (for Cllr Sarah Nelmes)     | Peter Getkahn |
|          | Steve Drury                              | Reena Ranger  |

Also in attendance:

Councillor Joanna Clemens and Chorleywood Parish Councillor Raj Khiroya.

Officers: Adam Ralton, Matthew Roberts, Claire Wilson and Sarah Haythorpe

**PC 19/18 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors Sara Bedford, David Major, Stephen King and Sarah Nelmes with named substitute Members Councillors Matthew Bedford and Keith Martin.

**PC 20/18 MINUTES**

The minutes of the meeting held on 24 May 2018 were confirmed as a correct record and were signed by the Chairman subject to the following amendment.

Minute PC 0518 – second paragraph first line to read: Councillor Alex Hayward requested a summary of the application for the benefit of the public as the screens were not working.

**PC 21/18 NOTICE OF OTHER BUSINESS**

None received.

**PC 22/18 DECLARATIONS OF INTEREST**

Councillor Alex Hayward declared a non-pecuniary interest in agenda item 7 (18/0447/FUL – Demolition of existing side projections and construction of two storey side and rear extensions; creation of basement; roof alterations including insertion of rear dormer to create second floor accommodation; and internal alterations at 5 BEDFORD ROAD, MOOR PARK, HA6 2BA for Mr and Mrs Patel) and left the meeting during the consideration of this application.

Councillor Chris Lloyd read out the following statement to the Committee:

“All members are reminded that they should come to meetings with an open mind and be able to demonstrate that they are open minded. You should only come to your decision after due consideration of all the information provided, whether by planning officers in the introduction, by applicants/agents, by objectors or by fellow Councillors. The Committee Report in itself is not the sole piece of information to be considered. Prepared speeches to be read out are not a good idea. They might suggest that you have already firmly made up your mind about an application before hearing any additional information provided on the night and they will not take account of information provided on the night. You must always avoid giving the impression of having firmly made up your mind in advance no matter that you might be pre-disposed to a view.”

**PC 23/18 18/0320/FUL Partial demolition of existing dwelling and construction of two storey rear extension and single storey rear extension; subdivision of site and construction of one new five bedroom detached dwelling with basement level and detached double garage and extension to existing hardstanding at RED HOUSE, DOG KENNEL LANE, CHORLEYWOOD, HERTS, WD3 5EL**

The Planning Officer reported that a query had been raised regarding whether the access to the proposed dwelling could be taken from the main access road off of Dog Kennel Lane. The application falls to be considered as submitted, notwithstanding this Officers have concerns that removing part of the boundary hedge which lines the north of the lane would make the proposed dwelling more visible, and harm the character and appearance of the Conservation Area whereas the access arrangement as proposed would preserve the character and appearance of the Conservation Area.

In addition, it was noted that Informative I7 reminded the applicant that it was an offense to deposit mud or debris on the public highway. It was understood that the access lane to the site from Dog Kennel Lane may not be part of the public highway. Condition C4 required a construction method statement to be submitted and this included a requirement for wheel cleaning facilities to be provided which would enable the LPA to ensure that this lane was also kept clear of mud and debris.

Finally, clarification that should Members resolve to approve the application tonight, the decision notice cannot be issued until the Section 106 had been completed, as referred to in the report. Therefore Members would resolve to approve and delegate to the Director of Community and Environmental Services to issue the decision once the Agreement was complete.

Councillor Debbie Morris asked for clarification regarding the Informative on the depositing of mud and debris onto the main road. The Planning Officer stated that the Informative would cover the public highway and Condition C4 would cover the private access road.

Councillor Alex Hayward made reference to the picture of the lane, which showed how narrow the lane was with limited passing points. It was only one new house but it would generate more traffic. She queried if access could be where the hedgerow was. The Planning Officer advised that Officers would prefer the hedgerow to be retained for the reasons previously stated.

Councillor Peter Getkahn said having been on the site visit he was of the view that this was a large site which could accommodate this development and he preferred the proposed access arrangements. He moved, seconded by Councillor Debbie Morris, that Planning Permission be Granted but to delegate to the Director of Community and Environmental Services to issue the decision once the Agreement was complete.

On being put to the Committee the motion was declared CARRIED by the Chairman the voting being 8 For, 0 Against and 1 Abstention.

RESOLVED:

That PLANNING PERMISSION BE GRANTED subject to the following conditions /and subject to the completion of a Section 106 Agreement/Legal Agreement:

- 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: KDK-543-PL-01, KDK-543-PL-02, KDK-543-PL 03, KDK-543-PL 04, KDK-543-PL-20 Rev C, KDK-543-PL 21 Rev A, KDK-543-PL 22, KDK-543-PL 23 Rev A, KDK-543-PL 24 Rev C.

Reason: For the avoidance of doubt, to protect the Conservation Area and in the proper interests of planning in accordance with Policies PSP2, CP1, CP2, CP3, CP4, CP8, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011), Policies DM1, DM3, DM4, DM6, DM8, DM10 and DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013) and The Chorleywood Common Conservation Area Appraisal (adopted February 2010).

- C3 Prior to site clearance of the garden and construction of the new dwelling, a Badger walk-over survey shall be carried out and details including an assessment of the impact of the proposed development and any appropriate mitigation measures to alleviate such impacts shall be submitted to the Local Planning Authority for written approval. The location of any protective fencing around setts / commuting routes should be marked on a plan and also submitted to the Local Planning Authority for approval. All works shall then proceed in accordance with the approved scheme of mitigation.

Reason: This condition is a pre commencement condition to ensure that any protected species are safeguarded and to meet the requirements of Policies CP1, CP9 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

- C4 No development shall take place before a method statement for construction of the development hereby approved has been submitted to, and approved in writing by, the Local Planning Authority. The construction works shall be carried out in accordance with the approved method statement.

Details submitted in respect of the method statement, incorporated on a plan, shall provide for wheel cleaning facilities, excavation, site preparation and construction stages of the development. The method statement shall also include details of the provision of parking facilities for contractors during all stages of the development (excavation, site preparation and construction) and the provision of a means of storage and/or delivery for all plant, site huts, site facilities and materials.

Reason: This condition is a pre commencement condition to ensure that no obstructions to the public highway occur during the construction period, in accordance with Policies CP1 and CP10 of the Core Strategy (adopted October 2011).

- C5 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 development hereby approved until the branch structure and trunks of all trees shown to be retained and all other trees not indicated as to be removed and their root systems have been protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. The plans and particulars shall be prepared in accordance with BS: 5837 (2012) 'Trees in relation to design, demolition and construction'

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 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 areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority. 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 condition is a pre commencement condition in order to protect the visual amenities of the trees, area and to meet the requirements of Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

- C6 No development or other operation shall commence on site until a method statement has been submitted to and approved in writing by the Local Planning Authority. This method statement shall include details of tree protection measures, timetables of works, method of demolition, removal of material from the site, importation and storage of building materials on the site, details and depths of underground service routes, methods of excavation and construction methods, in particular where they lie close to trees. The construction methods to be used shall ensure the retention and protection of trees, shrubs and hedges growing on or adjacent to the site. The development shall only be implemented in accordance with the approved method statement.

The fencing or other works which are part of the approved scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the Local Planning Authority has first been sought and obtained.

Reason: This condition is a pre commencement condition in order to protect the trees, area and to meet the requirements of Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and

Policy DM6 of the Development Management Policies LDD (adopted July 2013).

- C7 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, which shall include the location of all existing trees and hedgerows which are to be retained.

All hard and soft 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 maintained, including the replacement of any trees or plants which die, are removed or become seriously damaged or diseased for a period for five years from the date the approved scheme was completed. Replacements should be planted during the next planting season with others of a similar size or species, unless the Local Planning Authority gives written consent to any variation.

Reason: This condition is a pre commencement condition 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).

- C8 No development shall take place until details of the existing site levels and the proposed finished floor levels and sections of the proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: This condition is a pre commencement condition in order to ensure a satisfactory form of development relative to surrounding buildings and landscape 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).

- C9 Before any building operations above ground level hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Reason: To prevent the building being constructed in inappropriate materials in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM3 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- C10 The development shall not be occupied until a scheme for the separate storage and collection of domestic waste has been submitted to and approved in writing by the Local Planning Authority. Details shall include size and appearance of refuse and recycling facilities on the premises and the location of the collection points for both the existing and permitted dwelling. The development hereby permitted shall not be occupied until the approved scheme has been implemented and these facilities should be retained permanently thereafter.

Reason: To ensure that satisfactory provision is made, in the interests of amenity and to ensure that the visual appearance of such provision is

satisfactory in compliance 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).

- C11 Prior to occupation of the development hereby permitted, a plan indicating the positions, design, materials and type of boundary treatment to be erected on the site shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be erected prior to occupation in accordance with the approved details and shall be permanently maintained as such thereafter.

Reason: To ensure that appropriate boundary treatments are proposed to safeguard the 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).

- C12 Before the first occupation of the dwelling hereby permitted the first floor window(s) in the south east flank elevation shall be fitted 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. The window(s) 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).

- C13 Before the first occupation of the extension hereby permitted the first floor window(s) in the north east elevation of the original dwelling shall be fitted 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. The window(s) 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).

- C14 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 windows/dormer windows or similar openings [other than those expressly authorised by this permission] shall be constructed in the elevations or roof slopes of dwelling 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).

- C15 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 windows/dormer windows or similar openings [other than those expressly authorised by this permission] shall be constructed in the north east elevation or roof slopes of the original dwelling.

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).

- C16 Immediately following the implementation of this permission, 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 within the site of the original dwelling and dwelling hereby permitted.

Part 1

Class A - enlargement, improvement or other alteration to the dwelling  
Class C - alteration to the roof  
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 on any part of the land subject of this permission.

Reason: To ensure adequate planning control over further development having regard to the limitations of the site 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 Policies DM1, DM3 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- C17 No external lighting shall be installed on the site or affixed to any buildings on the 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: To maintain wildlife habitat and to meet the requirements of Policies CP1, CP9 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

- C18 The development shall not be occupied until the energy saving and renewable energy measures detailed within the Energy Statement submitted as part of the application are incorporated into the approved development.

Reason: To ensure that the development meets the requirements of Policies CP1 and CP12 of the Core Strategy (adopted October 2011)

and Policies DM1, DM4 and Appendix 2 of the Development Management Policies LDD (adopted July 2013) and to ensure that the development makes as full a contribution to sustainable development as possible.

- C19 Trenches will be backfilled before nightfall, or any excavations that need to be left overnight during the course of construction works should be covered or fitted with mammal ramps (a reinforced plywood board >60cm wide set at an angle of no greater than 30 degrees to the base of the pit) to ensure that any animals that enter can safely escape. This is particularly important if the trench fills with water. Any open pipework with an outside diameter of greater than 120mm must be covered at the end of each working day to prevent animals entering / becoming trapped.

Reason: To ensure that any protected species are safeguarded and to meet the requirements of Policies CP1, CP9 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

Informatives:

- I1 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 formal application. Fees are £116 per request (or £34 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. Please contact Hertfordshire Building Control (HBC) on 0208 207 7456 or at [buildingcontrol@hertfordshirebc.co.uk](mailto:buildingcontrol@hertfordshirebc.co.uk) who will be happy to advise you on building control matters and will protect your interests throughout your build project by leading the compliance process. Further information is available at [www.hertfordshirebc.co.uk](http://www.hertfordshirebc.co.uk).

Community Infrastructure Levy (CIL) - If your development is liable for CIL payments, it is a requirement under Regulation 67 (1) of The Community Infrastructure Levy Regulations 2010 (As Amended) that a Commencement Notice (Form 6) is submitted to Three Rivers District Council as the Collecting Authority no later than the day before the day on which the chargeable development is to be commenced. DO NOT start your development until the Council has acknowledged receipt of the Commencement Notice. Failure to do so will mean you will lose the right to payment by instalments (where applicable), lose any exemptions already granted, and a surcharge will be imposed.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

Where possible, energy saving and water harvesting measures should be incorporated. 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 development 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](http://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 Keep any areas of grass as short as possible up to, and including, the time when the works take place so that it remains unsuitable for amphibians to cross. Stored building materials (that might act as temporary resting places) are raised off the ground e.g. on pallets or batons. Trenches should be provided with a means of escape for any animals that may have become trapped. This is particularly important if the trench fills with water. In the event that a Great crested newt is encountered during works, construction must stop immediately and ecological advice taken on how to proceed lawfully from an appropriately qualified and experienced Ecologist or Natural England: 0300 060 3900.
- 16 With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921.

- 17 Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.
- 18 To avoid killing or injuring of hedgehogs it is best practice for any brash piles to be cleared by hand. Any trenches on site should also be covered at night or have ramps to prevent and avoid hedgehogs being trapped during construction. It is also possible to provide enhancements for hedgehogs by making small holes within any boundary fencing. This allows foraging hedgehogs to be able to pass freely throughout a site.
- 19 The removal or severe pruning of trees and shrubs should be avoided during the bird breeding season (March to August inclusive [Natural England]) to protect breeding birds, their nests, eggs and young. If this is not practicable, a search of the area should be made no more than 3 days in advance of vegetation clearance and if active nests are found, works should stop until the birds have left the nest.
- 110 Any external lighting scheme should be designed to minimise light spill, in particular directing light away from the boundary vegetation to ensure dark corridors remain for use by wildlife as well as directing lighting away from potential roost / nesting sites.”
- 111 Removal of mature trees should be replaced on a one-for-one basis. New trees and shrubs should be predominantly native species, particularly those that bear blossom, fruit (berries) and nectar to support local wildlife; and night flowering plants to attract insects and increase foraging opportunities for bats. Where non-native species are used they should be beneficial to biodiversity, providing a food source or habitat for wildlife

**PC 24/18 18/0322/FUL - Demolition of existing garages and construction of three linked two storey buildings consisting of a total of 6 flats for temporary accommodation with associated car parking and landscaping at GARAGES BETWEEN 83 AND 89 THE QUEENS DRIVE, MILL END WD3 8LS for Three Rivers District Council**

The Planning Officer reported that Officers had been asked whether the existing boundary wall to the garages which forms the boundary with No.83 The Queens Drive can be retained, in order to minimise damage to the neighbour’s garden and plants. The applicant had advised that at this stage they cannot confirm whether the wall can be retained. It was only once the front and side walls, internal partitions and roof are removed that the structural stability and condition of the wall can be assessed.

On this basis Officers cannot recommend a condition requiring this wall to be retained. However Officers were happy to recommend an Informative be attached which required the Director of Community and Environment to use best endeavours to secure the retention of the wall, or if this was not possible to use best endeavours to work with the occupants of No.83 The Queens Drive to minimise the impact of the removal of the wall on their rear garden.

*Informative: The applicant is requested to use best endeavours to ensure that the existing wall to the garages which forms the boundary with No.83 The Queens Drive is retained and protected in situ. If this is not possible, the Director of Community and Environment should use best endeavours to work with the occupants of No.83 The Queens Drive to minimise the impact of the removal of the wall and the construction of a replacement boundary treatment on their rear garden.*

In addition, Condition C14 required details of the new boundary treatment to be submitted prior to the commencement of any site work and the new treatment to be installed before any works commence. In order to enable the structural stability of the wall to be properly assessed, it was proposed to reword this condition to allow demolition works to take place, and to require details of the new boundary treatment to be submitted before any above ground construction works take place, and also installed before those works take place. This was to ensure adequate screening of the neighbouring gardens from ground floor construction works.

*Prior to the commencement of any construction works, a plan indicating the positions, design, materials and type of boundary treatment to be erected along the boundaries with No's 83 and 89 The Queens Drive shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be erected prior to the commencement of any construction works.*

Councillor Chris Lloyd said regard should be had to the public footpath (adjacent to No.89) to ensure it was retained and the footpath number added to Condition C14. To also maintain the route of the footpath which provided access to the woods at the rear of the site.

Councillor Peter Getkahn said he would not wish to see a fence replace the wall and would like to see the wall retained. The Planning Officer stated that the Informative would require the applicant to use their best endeavours to retain the wall and to ensure communication with the occupants of No.83. The applicant would be asked to minimise the impact of the removal of the wall and the construction of a replacement boundary treatment.

Councillor Debbie Morris had observed on the site visit that a large number of plants were growing along the wall. If the wall was removed the plants would be lost too. She asked that if the occupant of No.83 suffered any financial loss they be compensated. The Planning Officer advised that Members comments had been heard.

Councillor Diana Barber said this development for temporary accommodation was of a high standard which should be replicated across the District. Should the wall need to be removed then the applicant should provide like for like.

Councillor Alex Hayward endorsed the comments made regarding the wall. Of the three applications in the District for temporary accommodation for homeless families this was the most acceptable type of housing whereas other sites were not.

The Planning Officer stated that the wording for the Informative had been suggested as such to involve dialogue with the neighbour and the applicant but Officers were hesitant of being more prescriptive.

18 of the garages were occupied at the time of assessment. As detailed in the report overnight parking stress surveys found parking stress levels of between

56% and 57%, equating to 45 and 46 cars parked, and showed spare capacity for at least 35 additional cars to park lawfully on the street. The worst case scenario, in the unlikely event that the proposal displaced 18 cars from the existing garages plus two cars for potential future occupants onto the street, there would be capacity to accommodate these cars. The additional 20 vehicles would increase parking stress levels to 81%, or 66 parking spaces occupied out of 81 identified spaces.

In accordance with Council Procedure Rule 35(b) Mr Bishop spoke against the application and Mr Burr spoke in favour of the application.

Councillor Debbie Morris asked if there was any guarantee it would always be temporary accommodation. The Planning Officer advised that a new application would be required to change the use of the accommodation.

Chorleywood Parish Council had called-in the application as it was contrary to planning policy CP10, CP12, TM1 and DM13. The parking issues had not been addressed and this was not the right location for this development and should be refused.

Councillor Alex Hayward moved, seconded by Councillor Peter Getkahn, that Planning Permission be Granted, subject to conditions with Condition C14 amended with regard to the boundary treatments and an Informative added regarding the boundary wall.

On being put to the Committee the motion with the amendments was declared CARRIED by the Chairman the voting being unanimous.

RESOLVED:

That subject to no new material considerations being raised, PLANNING PERMISSION BE GRANTED subject to the following conditions:

C1 Time

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 Plans

The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Nos. PL 010 (Site Plan), 010 (Topographical survey), 020, 100 Rev A, 101, 102, 200 (South East Flank Elevation), 200 (Front Elevation), 201, 203, 400 and 401.

Reason: For the avoidance of doubt, in the proper interests of planning and to safeguard the character and appearance of the area and amenity of neighbouring occupiers; in accordance with Policies PSP2, CP1, CP2, CP3, CP4, CP6, CP8, CP9, CP10, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM2, DM4, DM6, DM8, DM9, DM10, DM11, DM12, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013).

C3 Materials

Before any building operations above ground level hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Reason: To prevent the building 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).

C4 Parking / Access – Details

Prior to the first occupation of the development hereby permitted, the parking and turning spaces as shown on drawing PL 020 shall be provided on site and retained thereafter only for the parking of vehicles associated with this development.

Reason: This is a condition in the interest of highway safety and traffic movement and to 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).

C5 Construction Management Plan (CMP)

The development shall not begin until full details of all proposed construction vehicle access, movements, parking arrangements and wheel washing facilities have been submitted to and approved in writing by the Local Planning Authority. The relevant details should be submitted in the form of a Construction Management Plan and the approved details are to be implemented throughout the construction programme.

Reason: This is a pre commencement condition to minimise danger, obstruction and inconvenience to users of the highway 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).

C6 Landscaping - Details

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, 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.

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 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, unless the Local Planning Authority gives written consent to any variation for a

period for five years from the date of the approved scheme was completed.

Reason: This is a pre commencement condition 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).

C7 Arboricultural Method Statement and Tree Protection

The development hereby approved shall be undertaken in full compliance with the construction methods detailed in the Tree Constraints, Impact Assessment and Tree Protection Method Statement forming part of this application.

No operations shall commence on site in connection with the development hereby approved (including tree felling, pruning, demolition works, soil moving, temporary access construction, or any other operation involving the use of motorised vehicles or construction machinery) until the tree protection works required by the approved scheme and as shown on Drawing QUENDRTRP-FEB18 are in place on site.

The fencing or other works which are part of the approved scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site.

Reason: To ensure that the protected trees are not affected during construction of the development hereby permitted, in the interests of visual amenity and 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).

C8 Housing Details

The accommodation hereby permitted shall only be occupied by persons that have an open homeless application with the Local Authority.

Reason: To meet local housing need within the Three Rivers district and to comply with Policies CP1, CP2, CP3 and CP4 of the Core Strategy (adopted October 2011).

C9 Management & Maintenance Plan – Details

Prior to occupation of the development hereby permitted, an Operational Management Plan including details of how the development would be effectively managed shall be submitted to and approved in writing by the Local Planning Authority. The Operational Management Plan should include details of the operation and management of the refuse storage area and general site maintenance. The development shall be operated and managed only in accordance with the approved Operational Management Plan.

Reason: In the interests of the local environment and residential amenity in accordance with Policies CP1, CP9 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM6, DM9, DM10

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

C10 Nesting Season

No removal of trees, hedges or scrub shall take place between 1 March and 31 August inclusive unless searched immediately beforehand and certified free of nesting birds by a qualified ecologist.

Reason: To protect the amenities of wildlife during the primary nesting season and to meet the requirements of Policies CP1 and CP9 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

C11 Lighting – Details

No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity of the lighting. The lighting shall be installed only in accordance with the approved details and retained as such thereafter.

Reason: In the interests of visual amenity and biodiversity and to meet the requirements of Policies CP1, CP9 and CP12 of the Core Strategy (adopted October 2011) and Policies DM6 and DM9 of the Development Management Policies LDD (adopted July 2013).

C12 Ecological Enhancements

Prior to the first occupation of the development hereby permitted, details of the ecological enhancement measures to be installed at the site as recommended at Section 5.5 of the submitted Ecological Appraisal shall be submitted to and approved in writing by the Local Planning Authority. The measures shall thereafter be installed in accordance with the approved details prior to the first occupation of the development and maintained as such thereafter

Reason: In the interests of biodiversity and to meet the requirements of Policies CP1, CP9 and CP12 of the Core Strategy (adopted October 2011) and Policies DM6 and DM9 of the Development Management Policies LDD (adopted July 2013).

C13 Refuse & Recycling – Implementation

The development hereby permitted shall not be first occupied until the refuse storage area as shown on plan no. 400 (Bin Storage) has been implemented in full, and these facilities should be retained permanently thereafter.

Reason: To ensure that satisfactory provision is made, in the interests of amenity and to ensure that the visual appearance of such provision is satisfactory in compliance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM3, DM10 and Appendix 2 of the Development Management Policies document (adopted July 2013).

C14 Details of Boundary Treatment

Prior to the commencement of any construction works, a plan indicating the positions, design, materials and type of boundary treatment to be erected along the boundaries with No's 83 and 89 The Queens Drive, also having regard to maintaining and securing the route of the public footpath adjacent to No. 89 The Queens Drive which provides access to the woods to the rear, shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be erected prior to the commencement of any construction works.

Reason: This is a pre-commencement condition to ensure that appropriate boundary treatments are proposed to safeguard the 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).

C15 Parking Management Plan

A parking management plan, including details of the allocation and management of vehicle parking spaces and cycle storage spaces within the development; and long term management responsibilities and maintenance schedules for the parking area, shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the development hereby approved. The parking management plan shall be carried out in accordance with the approved details.

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 on neighbouring highways 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).

C16 Fire Hydrant Provision

Should they be required, detailed proposals for fire hydrants serving the 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 prior to the occupation of development. The development shall thereafter be implemented in accordance with the approved details prior to occupation of any building forming part of the development.

Reason: To ensure that there is adequate capacity for fire hydrants to be provided and to meet the requirements of Policies CP1 and CP8 of the Core Strategy (adopted October 2011).

C17 Obscure Glazing

Before the first occupation of the development hereby permitted the windows in the flank elevations of Units 4 and 6 as shown on First Floor Plan PL 010 shall be fitted with purpose made obscured glazing to a height of 1.7m above the floor level of the room of the in which the window is installed and shall be top level opening only at 1.7m above



the floor level of the room in which the window is installed. 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).

C18 Contaminated Land

Prior to the commencement of development (or such other date or stage in development as may be agreed in writing by the Local Planning Authority), a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved in writing by the Local Planning Authority. That scheme shall include all of the following elements unless specifically excluded in writing by the Local Planning Authority.

i) A site investigation scheme based on (i) to provide information for an assessment of the risk to all receptors that may be affected including those off site.

ii) The results of the site investigation and risk assessment (ii) and a method statement based on those results giving full details of the remediation measures required and how they are to be undertaken.

iii) A verification report on completion of the works set out in (iii) confirming the remediation measures that have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting.

Any changes to these agreed elements require the express consent of the Local Planning Authority.

Reason: This is a pre commencement condition to ensure that the proposed development would not result in pollution of the environment or harm to human health, in accordance with the National Planning Policy Framework and Policy DM9 of the Development Management Policies LDD (2013).

C19 Noise Mitigation

The development shall be completed in accordance with the construction methodology and mitigation measures as set out within the submitted Noise and Vibration Assessment 16721.NVA.01 Rev B including window design and ventilation.

Reason: To ensure that occupiers of the development are not subjected to excessive noise and disturbance having regard to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1 and DM9 of the Development Management Policies LDD (adopted July 2013)

C20 Highways England Tree Removal Method Statement

No development shall take place until a method statement for the removal of trees has been submitted to and approved in writing by the Local Planning Authority. The statement shall include full details of the

Method Statement and Risk Assessment for how the trees will be removed and also include details of an inspection regime by Connect Plus (for Highways England) of the site during and after tree removal. The tree removal shall thereafter only take place in accordance with the details as approved in the method statement.

Reason: This is a pre-commencement condition to maintain the integrity of the Highways England asset and to ensure that the M25 continues to be an effective part of the national system of routes for through traffic in accordance with Section 10 of the Highways Act 1980, Policy CP10 of the Core Strategy.

C21 Surface Water Drainage

No infiltration of surface water drainage into the ground at the site between 83 and 89 The Queens Drive is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reason: National Planning Policy Framework paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels water pollution

C22 Unidentified Contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reasons: National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels water pollution. Government policy also states that planning policies and decisions should ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121)

Informatives:

I1 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 formal application. Fees are £116 per request (or £34 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. Please contact Hertfordshire Building Control (HBC) on 0208 207 7456 or at [buildingcontrol@hertfordshirebc.co.uk](mailto:buildingcontrol@hertfordshirebc.co.uk) who will be happy to advise you on building control matters and will protect your interests throughout your build project by leading the compliance process. Further information is available at [www.hertfordshirebc.co.uk](http://www.hertfordshirebc.co.uk).

Community Infrastructure Levy (CIL) - If your development is liable for CIL payments, it is a requirement under Regulation 67 (1) of The Community Infrastructure Levy Regulations 2010 (As Amended) that a Commencement Notice (Form 6) is submitted to Three Rivers District Council as the Collecting Authority no later than the day before the day on which the chargeable development is to be commenced. DO NOT start your development until the Council has acknowledged receipt of the Commencement Notice. Failure to do so will mean you will lose the right to payment by instalments (where applicable), lose any exemptions already granted, and a surcharge will be imposed.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

Where possible, energy saving and water harvesting measures should be incorporated. 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 allows local authorities to restrict construction activity (where work is audible at the site boundary). In Three Rivers such work audible at the site boundary, including deliveries to the site and running of equipment such as generators, 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 scheme has been amended following the withdrawal of a previous application, resulting in a form of development that maintains/improves the economic, social and environmental conditions of the District.
- 14 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 <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.

- 15 Secured By Design: The applicant encouraged to construct the development to the standards of Secured by Design part 2, which is the police approved minimum security standard and also achieves ADQ (Building Regulation regarding security).
- 16 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: 0300 060 3900  
Herts & Middlesex Bat Group: [www.hmbg.org.uk](http://www.hmbg.org.uk)  
or an appropriately qualified and experienced ecologist.
- (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).
- 17 The applicant is advised that construction works and operation of the proposed development site should be undertaken in accordance with the relevant British Standards and Best Management Practices, thereby significantly reducing the groundwater pollution risk. It should be noted that the construction works may exacerbate any existing pollution. If any pollution is found at the sites then the appropriate monitoring and remediation methods will need to be undertaken. For further information please have regard to CIRIA Publication C532 "Control of water pollution from construction - guidance for consultants and contractors".
- 18 All works (including vehicle movements, materials and waste), must be kept strictly within the curtilage of the proposed development site and hardstanding areas, and under no circumstances should there be any detrimental physical impact to the adjacent woodland Local Wildlife Site.
- 19 Lighting scheme: Any external lighting scheme should be designed to minimise light spill, in particular directing light away from the boundary vegetation to ensure dark corridors remain for use by wildlife as well as directing lighting away from potential roost / nesting sites.
- 110 Breeding birds: Any tree works or shrub removal should be undertaken outside the bird breeding season (March to August inclusive [Natural England]) to protect breeding birds, their nests, eggs and young. If this is not practicable, a search of the area should be made no more than 3 days in advance of vegetation clearance and if active nests are found, works should stop until the birds have left the nest.
- 111 Native planting: New trees and shrubs should be predominantly native species, particularly those that bear blossom, fruit (berries) and nectar to support local wildlife; and night flowering plants to attract insects and

increase foraging opportunities for bats. Where non-native species are used they should be beneficial to biodiversity, providing a food source or habitat for wildlife.

- 112 Hedgehogs: To avoid killing or injuring of hedgehogs it is best practice for any brash piles to be cleared by hand. Any trenches on site should also be covered at night or have ramps to prevent and avoid hedgehogs being trapped during construction. It is also possible to provide enhancements for hedgehogs by making small holes within any boundary fencing. This allows foraging hedgehogs to be able to pass freely throughout a site.
- 113 The applicant is requested to use best endeavours to ensure that the existing wall to the garages which forms the boundary with No.83 The Queens Drive is retained and protected in situ. If this is not possible, the Director of Community and Environment should use best endeavours to work with the occupants of No.83 The Queens Drive to minimise the impact of the removal of the wall and the construction of a replacement boundary treatment on their rear garden.

**PC 25/18 18/0447/FUL – Demolition of existing side projections and construction of two storey side and rear extensions; creation of basement; roof alterations including insertion of rear dormer to create second floor accommodation; and internal alterations at 5 BEDFORD ROAD, MOOR PARK, HA6 2BA for Mr and Mrs Patel**

Councillor Alex Hayward left the meeting during the consideration of this application.

The Planning Officer reported that comments had been received from Batchworth Community Council who had advised that they supported the Moor Park (1958) assessment of this application for refusing planning permission.

Councillor Debbie Morris commented on the roof alterations, the rear dormer and second floor accommodation. She asked if the second floor accommodation could be used as habitable space due to the lack of internal roof height. She referred to Paragraph 7.2.12 of the report which stated the area would be for storage and a prayer room. She asked whether the prayer room was habitable space and if there would be adequate height.

The Planning Officer advised that the lack of sufficient roof height was a matter for building control. If the application was granted permission the roof height would be a separate issue under separate legislation.

Councillor Debbie Morris said the description of the application needed to be changed if the second floor accommodation was not habitable space. The Planning Officer noted the concerns and said discussion could be had with the agent to amend the description. Councillor Debbie Morris said this would be helpful.

Councillor Debbie Morris referred to Paragraph 3.8 of the report which stated that the external walls would remain. The Planning Officer advised that as the house had been built pre-1958 the two single storey side walls were not original and showed this to the Committee on the plan. A number of the internal walls were to be removed. With regard to the front elevation, Members were shown details of what was there currently and which parts would remain. A condition could be added that the materials be submitted for the windows and the storm porch due to its location in the Conservation Area.

Concerns were raised that more than half of the front façade was changing therefore the walls were not being maintained. It was advised that the majority of the principal elevation and side flanks were being retained.

Councillor Debbie Morris was of the view that more than half the current building would change.

The Planning Officer advised that the majority of the walls would be retained apart from the windows.

Councillor Peter Getkahn had taken on board the points made but having been on the site visit he was of the view that the proposed development would retain the look and feel of the area. The site was quite large and he did not see much wrong with the application.

Councillor Matthew Bedford did not see any concerns with the proposed bulk. He was concerned that some of the specific 1950s features would go and he could see no reason for this. Given this was a Conservation Area these features should be retained.

The Planning Officer said he had noted the concerns raised by the Committee regarding the 1950s features and said the applicant may be willing to retain these features.

Councillor Diana Barber could not understand why the railings above the porch would be removed and why change the two windows as these preserved and enhanced the area.

Councillor Reena Ranger said the building was not of high architecture merit but was within the Conservation Area and for this reason should be preserved and should keep the original features to be in keeping with the street scene.

In accordance with Council Procedure Rule 35(b) Mr Patel spoke in favour of the application.

Councillor Debbie Morris referred to Paragraph 7.3.4 of the report regarding the impact of the scheme on No.07. It stated that there would be no overlooking into the private zone although there would be views into the rear gardens but not the private area, defined within the Design Criteria as 3 metres from the back wall. The Planning Officer stated that with previous schemes there would have been more impact on No.7. The nearest views from the windows would be from the en-suite bathroom on the rear elevation which could include obscure glazing if Members wanted it conditioned.

Councillor Debbie Morris wished to reiterate the objection from the neighbours and the Conservation Officer and the request to revise the scheme as it would be overly dominant. Moor Park 1958 had objected to the application whose objection was supported by Batchworth Community Council. This house was built pre 1958 and the Council had an obligation to give high priority to these types of houses. She was of the opinion that the house was in a significant and prominent location and felt there were reasons to refuse the application based on the impact on the Conservation Area and the negative impact it would have on the area.

Councillor Reena Ranger said if the Committee were minded to defer the application would the applicant consider reducing some of the bulk and massing. She referred to the appeal decision and that some of these points had not been overcome by this application. As much of the original materials and features should be retained so it was in keeping with what was there now including the balcony and porch. She asked if permitted development rights

could be removed, could the driveway be retained and the pre 1958 walls and could there be planting on the boundaries.

Councillor Matthew Bedford said it was about asking the applicant to retain specific features at the front of the property including the porch, front balustrade, windows and side windows and to amend the plans.

The Planning Officer said Officers could go back to the applicant to seek the amendments the Committee were requesting and bring a report back to the next Committee meeting. Any amendments received could alter the Conservation Officer views.

Councillor Chris Lloyd said a key question should be whether the key features could be retained and moved that the application be deferred for further discussion with the applicant to make possible amendments, seconded by Councillor Reena Ranger.

On being put to the Committee the motion was declared CARRIED by the Chairman the voting being 8 For, 0 Against and 0 Abstentions.

RESOLVED:

That the application be DEFERRED to seek further information and possible amendments from the applicant.

**PC 26/18**

**18/0485/FUL - Part-single, part two-storey front and side extension and single storey rear extension at 10 HORWOOD CLOSE, MILL END, WD3 8RS, for Mr and Mrs Melville**

Councillor Matthew Bedford said the consensus on the site visit was that there was real concern with regard to overlooking into the neighbour at the side due to the change in ground levels. The extra floor would make this even worse and would loom over the garden. He moved that the application be refused due to it being overbearing, the impact on No.41 amenity area, overlooking and being intrusive. Councillor Debbie Morris seconded the motion as she also had concerns for the same reasons as Councillor Matthew Bedford.

The Planning Officer said Officers had recommended approval of the application as on balance it was acceptable. Members noted that if the Committee were minded to refuse the application overlooking and intrusive were legitimate planning matters on which to refuse the application.

Councillor Chris Lloyd said looking at the photos was not the same as actually visiting the site. Looking from the neighbours garden it was already intrusive and would be visibly worse with this development.

The Planning Officer clarified the reasons for refusal due to the depth of the extension, height, overbearing nature and overlooking, impact on the amenity of No.41 and ground levels the details of the wording to be circulated to the Committee to agree after the meeting.

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

RESOLVED:

The Planning Permission be REFUSED for the following reason:

The proposed extension, by virtue of its depth, height, massing and proximity to the boundary with No. 41 Thompson Way would result in an overbearing and

unduly prominent form of development which would be exacerbated by the changing ground levels between the sites. The proposal would have an adverse impact on the amenities and outlook of the occupiers at No. 41 Thompson Way. The proposal is therefore contrary to 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).

**PC 27/18      18/0620/FUL - Removal of outbuilding and erection of single storey side and rear extension at 87 GALLOWS HILL LANE, ABBOTS LANGLEY, WD5 0DD, for Mr and Mrs Fantom**

Councillor Chris Lloyd advised that the report was being presented to the Committee as the agent was a Councillor. He could see no planning grounds to refuse the application and moved that Planning Permission be Granted subject to conditions, seconded by Councillor Alex Hayward.

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

**RESOLVED:**

That PLANNING PERMISSION BE GRANTED subject to the following 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: 1199 SK 100B.

Reason: For the avoidance of doubt and 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 Planning (General Permitted Development) Order 2015 (or any other revoking and re-enacting that order with or without modification), no windows or similar openings [other than those expressly authorised by this permission] shall be constructed in the side elevation of the proposed extensions hereby approved.

Reason: To safeguard the residential amenities of neighbouring properties in accordance with Policies CP1 and CP12 of the Core



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 formal application. Fees are £116 per request (or £34 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. Please contact Hertfordshire Building Control (HBC) on 0208 207 7456 or at [buildingcontrol@hertfordshirebc.co.uk](mailto:buildingcontrol@hertfordshirebc.co.uk) who will be happy to advise you on building control matters and will protect your interests throughout your build project by leading the compliance process. Further information is available at [www.hertfordshirebc.co.uk](http://www.hertfordshirebc.co.uk).

Community Infrastructure Levy (CIL) - Your development may be liable for CIL payments and you are advised to contact the CIL Officer for clarification with regard to this. It is a requirement under Regulation 67 (1), Regulation 42B(6) (in the case of residential annexes or extensions), and Regulation 54B(6) for self-build housing) of The Community Infrastructure Levy Regulations 2010 (As Amended) that a Commencement Notice (Form 6) is submitted to Three Rivers District Council as the Collecting Authority no later than the day before the day on which the chargeable development is to be commenced. DO NOT start your development until the Council has acknowledged receipt of the Commencement Notice. Failure to do so will mean you will lose the right to payment by instalments (where applicable), lose any exemptions already granted, and a surcharge will be imposed.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

Where possible, energy saving and water harvesting measures should be incorporated. 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 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.

- 13 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.

**PC 28/18 18/0690/FUL - Two storey side extension and front porch at 49 BALMORAL ROAD, ABBOTS LANGLEY, WD5 0ST for Mr Chad Greatorex**

The Planning Officer reported that amended plans had been submitted which had reduced the width of the first floor extension (increasing the distance to the boundary with the footpath) and altering the roof form to a hipped roof. Following receipt of the amended plans, Abbots Langley Parish Council had confirmed that they no longer had an objection to the application.

Councillor Chris Lloyd asked why the application was still being determined by the Committee when the Parish Council had withdrawn their objection. The Planning Officer stated that in future this would not happen.

Councillor Debbie Morris questioned the usable amenity space provision of 60sqm as detailed in Paragraph 7.3 of the report. This would fall short of the required standard. She asked how this compared to other properties in the area. The Planning Officers said that the existing amenity space is approximately 100sqm which was similar to others in the locality. Due to the sites location, in close proximity to Leavesden Country Park, a distance of 150 metres it was considered to be acceptable.

Councillor Peter Getkhan moved, seconded by Councillor Alex Hayward, that Planning Permission be Granted subject to conditions.

On being put to the Committee the motion was declared carried by the Chairman the voting being 8 For, 1 Against and 0 Abstentions.

RESOLVED:

That PLANNING PERMISSION BE GRANTED subject to the following 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: TRDC 001 (Location Plan), D01F, D02J, D03J, D04J, D05J, D06J, D07J and D08J

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

- C3 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 Before the first occupation of the extension hereby permitted the proposed first floor flank window shall be fitted 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 are installed. The window 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).

Informatives:

- I1 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 formal application. Fees are £116 per request (or £34 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. Please contact Hertfordshire Building Control (HBC) on 0208 207 7456 or at [buildingcontrol@hertfordshirebc.co.uk](mailto:buildingcontrol@hertfordshirebc.co.uk) who will be happy to advise you on building control matters and will protect your interests throughout your build project by leading the compliance process. Further information is available at [www.hertfordshirebc.co.uk](http://www.hertfordshirebc.co.uk).

Community Infrastructure Levy (CIL) - Your development may be liable for CIL payments and you are advised to contact the CIL Officer for clarification with regard to this. It is a requirement under Regulation 67 (1), Regulation 42B(6) (in the case of residential annexes or extensions), and Regulation 54B(6) for self-build housing) of The Community Infrastructure Levy Regulations 2010 (As Amended) that a Commencement Notice (Form 6) is submitted to Three Rivers District Council as the Collecting Authority no later than the day before the day on which the chargeable development is to be commenced. DO NOT start your development until the Council has acknowledged receipt of the Commencement Notice. Failure to do so will mean you will lose the right to payment by instalments (where applicable), lose any exemptions already granted, and a surcharge will be imposed.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

Where possible, energy saving and water harvesting measures should be incorporated. 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 The applicant is reminded that the Control of Pollution Act 1974 allows local authorities to restrict construction activity (where work is audible at

the site boundary). In Three Rivers such work audible at the site boundary, including deliveries to the site and running of equipment such as generators, 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: 0300 060 3900

Herts & Middlesex Bat Group: [www.hmbg.org.uk](http://www.hmbg.org.uk)

or an appropriately qualified and experienced ecologist.

(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).

**PC 29/18 18/0748/FUL – Proposed porch, single storey side extension for garage, single storey rear extension, conversion of garage to Elderly persons living accommodation with DA Capability and alterations to materials at 4 EASTGLADE, NORTHWOOD, HA6 3LD for Mrs D Prebble**

Councillor Matthew Bedford noted that the application had been called in by Batchworth Community Council but he could see no planning grounds for the application to be called in. He felt it was over use of the call in power. The Planning Officer advised Members that the Head of Regulatory Services had made contact with the Parish Council regarding the call in process and to consider organising some training for all the Parish Councils.

Councillor Reena Ranger referred to Paragraph 3.5 of the report regarding the location of the property on two very distinct roads (Eastglade and Holbein Gate). She asked whether a condition could be added to ask that the materials match the existing materials so it was in keeping with Eastglade and Holbein Gate.

Councillor Alex Hayward said Batchworth Community Council was learning about the call in process and the Committee should be respectful of this. She moved that Planning Permission be Granted subject to the addition of the condition on the materials to be used.

Councillor Peter Getkhan seconded the motion but stated that the application was not in a Conservation Area and asked if an informative could be added. This was agreed by the Proposer.

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:

- 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: 113/01/01, 113/01/02.

Reason: For the avoidance of doubt, in the proper interests of planning and residential amenity 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 The converted garage hereby permitted shall not be occupied or used at any time other than incidental to the enjoyment of, and ancillary to, the residential dwelling located on the site and it shall not be used as an independent dwelling at any time.

Reason: The creation and use of a separate and independent unit would not comply 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:

- I1 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 formal application. Fees are £116 per request (or £34 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. Please contact Hertfordshire Building Control (HBC) on 0208 207 7456 or at [buildingcontrol@hertfordshirebc.co.uk](mailto:buildingcontrol@hertfordshirebc.co.uk) who will be happy to advise you on building control matters and will protect your interests throughout your build project by leading the compliance process. Further information is available at [www.hertfordshirebc.co.uk](http://www.hertfordshirebc.co.uk).

Community Infrastructure Levy (CIL) - Your development may be liable for CIL payments and you are advised to contact the CIL Officer for clarification with regard to this. It is a requirement under Regulation 67 (1), Regulation 42B(6) (in the case of residential annexes or extensions), and Regulation 54B(6) for self-build housing) of The Community Infrastructure Levy Regulations 2010 (As Amended) that a Commencement Notice (Form 6) is submitted to Three Rivers District Council as the Collecting Authority no later than the day before the day on which the chargeable development is to be commenced. DO NOT start your development until the Council has acknowledged receipt of the Commencement Notice. Failure to do so will mean you will lose the right to payment by instalments (where applicable), lose any exemptions already granted, and a surcharge will be imposed.

12 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 development maintains/improves the economic, social and environmental conditions of the District.

13 The applicant is reminded that the Control of Pollution Act 1974 allows local authorities to restrict construction activity (where work is audible at the site boundary). In Three Rivers such work audible at the site boundary, including deliveries to the site and running of equipment such as generators, should be restricted to 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturdays and not at all on Sundays and Bank Holidays.

14 The applicant is advised that a Public Right of Way runs adjacent to the application site. This Right of Way must be protected to a minimum width of 2m and its current surface condition maintained. The Right of Way must remain unobstructed by vehicles, machinery, materials, tools and any other aspects of construction during works. The safety of the public using the route should be paramount. The condition of the route must not deteriorate as a result of the works. All materials are to be removed at the end of construction.

If these standards cannot be reasonably be achieved then a Temporary Traffic Regulation Order would be required to close the affected route and divert users for any periods necessary to allow works to proceed. A fee would be payable to Hertfordshire County Council for such an order.

15 The applicant is encouraged to carefully consider the use of external materials to ensure that the development is sympathetic to the appearance of the existing dwelling and wider vicinity.

**PC 30/18 18/0756/FUL - Proposed new pool house outbuilding in lieu of existing outbuildings at 8 SEABROOK ROAD, KINGS LANGLEY, WD4 8NU, for Mr Lambert**

Councillor Matthew Bedford was surprised the application was being presented to the Committee. He could see no reason to refuse the application and moved, seconded by Councillor Alex Hayward, that Planning Permission be Granted subject to conditions.

On being put to the Committee the motion was declared CARRIED by the Chairman the voting being 8 For, 0 Against and 1 Abstention.

RESOLVED:

That PLANNING PERMISSION BE GRANTED subject to the following 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: TRDC 001 (Location Plan), SHT: No.1, and SHT: No.2 (all amended June 2018).

Reason: For the avoidance of doubt and in the proper interests of planning and in the interests of the visual amenities of the Metropolitan Green Belt and residential amenity of neighbouring occupiers, in accordance with Policies CP1, CP9, CP10, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM2, 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 a satisfactory appearance of the development and to maintain the character and appearance of the area 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 Prior to the first use of the pool house hereby permitted the existing outbuildings as shown to be removed on plan SHT: No.1 (Amended June 2018) shall be demolished and the resultant materials removed from the site.

Reason: To ensure that the site is cleared in the interests of the appearance of the area and the openness of the Green Belt, in accordance with Policies CP1, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM2 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- C5 The outbuilding subject to this application shall not be occupied or used at any time other than incidental to the enjoyment of, and ancillary to, the residential dwelling located on the site and it shall not be used as an independent dwelling at any time.

Reason: The creation and use of a separate and independent unit would result in inappropriate development and would not comply with Policies CP1, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM2 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 formal application. Fees are £116 per request (or £34 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. Please contact Hertfordshire Building Control (HBC) on 0208 207 7456 or at [buildingcontrol@hertfordshirebc.co.uk](mailto:buildingcontrol@hertfordshirebc.co.uk) who will be happy to advise you on building control matters and will protect your interests throughout your build project by leading the compliance process. Further information is available at [www.hertfordshirebc.co.uk](http://www.hertfordshirebc.co.uk).

Community Infrastructure Levy (CIL) - Your development may be liable for CIL payments and you are advised to contact the CIL Officer for clarification with regard to this. It is a requirement under Regulation 67 (1), Regulation 42B(6) (in the case of residential annexes or extensions), and Regulation 54B(6) for self-build housing) of The Community Infrastructure Levy Regulations 2010 (As Amended) that a Commencement Notice (Form 6) is submitted to Three Rivers District Council as the Collecting Authority no later than the day before the day on which the chargeable development is to be commenced. DO NOT start your development until the Council has acknowledged receipt of the Commencement Notice. Failure to do so will mean you will lose the right to payment by instalments (where applicable), lose any exemptions already granted, and a surcharge will be imposed.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

Where possible, energy saving and water harvesting measures should be incorporated. 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 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.



- 13 The applicant is reminded that the Control of Pollution Act 1974 allows local authorities to restrict construction activity (where work is audible at the site boundary). In Three Rivers such work audible at the site boundary, including deliveries to the site and running of equipment such as generators, should be restricted to 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturdays and not at all on Sundays and Bank Holidays.

**PC 31/18 18/0854/FUL - Single storey side extension and alterations to front garden to form new parking arrangement at 67 ROYCE GROVE, LEAVESDEN, WD25 7GB for Mr & Mrs Graham**

The Planning Officer reported that amendments to the scheme had been received which included squaring off of the wall to the front which was originally proposed to be fully splayed. To overcome the loss of one parking space as a result of the side extension, alterations had been proposed to remove a section of soft landscaping to accommodate space for two vehicles.

Abbots Langley Parish Council initially objection on appearance and loss of parking. Neighbours and the Parish were re-notified on the amended scheme however the Parish do not meet again until after this Committee.

Councillor Debbie Morris moved, seconded by Councillor Peter Getkahn, that the decision be delegated to the Director of Community and Environmental Services to consider any representations received and that Planning Permission be Granted subject to conditions.

On being put to the Committee the motion was declared CARRIED by the Chairman the voting being 8 For, 0 Against and 1 Abstention.

**RESOLVED:**

That the decision be delegated to the Director of Community and Environmental Services to consider any representations received and that PLANNING PERMISSION BE GRANTED, subject to the following 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: 3265.PL7.HPA

Reason: For the avoidance of doubt and in the proper interests of planning and in the interests of the visual amenities of the locality and the residential amenity of neighbouring occupiers, in accordance with Policies CP1, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM6, DM8, 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).

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 formal application. Fees are £116 per request (or £34 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. Please contact Hertfordshire Building Control (HBC) on 0208 207 7456 or at [buildingcontrol@hertfordshirebc.co.uk](mailto:buildingcontrol@hertfordshirebc.co.uk) who will be happy to advise you on building control matters and will protect your interests throughout your build project by leading the compliance process. Further information is available at [www.hertfordshirebc.co.uk](http://www.hertfordshirebc.co.uk).

Community Infrastructure Levy (CIL) - If your development is liable for CIL payments, it is a requirement under Regulation 67 (1) of The Community Infrastructure Levy Regulations 2010 (As Amended) that a Commencement Notice (Form 6) is submitted to Three Rivers District Council as the Collecting Authority no later than the day before the day on which the chargeable development is to be commenced. DO NOT start your development until the Council has acknowledged receipt of the Commencement Notice. Failure to do so will mean you will lose the right to payment by instalments (where applicable), lose any exemptions already granted, and a surcharge will be imposed.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

Where possible, energy saving and water harvesting measures should be incorporated. 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 allows local authorities to restrict construction activity (where work is audible at the site boundary). In Three Rivers such work audible at the site boundary, including deliveries to the site and running of equipment such as generators, 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.

**PC 32/18 18/0862/FUL- Demolition of existing single storey rear extensions, construction of two storey rear extension, single storey front extension, loft conversion including extension to roof, insertion of dormers to front, insertion and rooflights and conversion of garage to habitable space at 23 Wyatts Close Chorleywood WD3 5TF**

Councillor Chris moved that a site visit might be appropriate, seconded by Councillor Alex Hayward.

Councillor Steve Drury said it would be useful for the Committee to have details on the houses which had extensions similar to those proposed here and to look at them by walking up and down the street at the site visit.

Councillor Alex Hayward referred to Paragraph 7.2.2 of the report and the flank dormer windows being removed but replaced with a rooflight but noted that they would be located 1.7m above floor level. Would they have a defined opening? Looking at the windows which were stated as not being significant they could become significant. She said it would be useful to appreciate the extensions on the other properties, the stepped building lines and the difference in levels.

The Planning Officer advised that the utility room/study in the neighbouring properties were non habitable accommodation and would not be adversely affected.

Councillor Chris Lloyd said it would be useful to view the application site from the adjacent neighbours.

Councillor Alex Hayward said in Paragraph 7.2.6 it mentioned there would be an intrusion of the 45 degree splay line on No.24 when taken from the first floor. Could more information be provided to Members for the site visit.

Councillor Debbie Morris advised that in Paragraph 7.2.7 of the report concerns had been raised with regard to overlooking from the casement windows and the amended plans did not indicate that they had been reduced in size. The Planning Officer said that both the boundaries were covered by vegetation and the casement windows would be a significant distance from the boundaries and could see no significant harm.

Councillor Chris Lloyd asked if the Juliet balcony feature could be removed. Officers agreed to discuss this with the applicant.

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

RESOLVED:

That the application be DEFERRED for a site visit.

**PC 33/18 18/0904/FUL - Provision of two air conditioning condenser units and two extract grilles at UNIT 15, BLOCK W, STATION APPROACH, SOUTH OXHEY, HERTFORDSHIRE, for Mrs Sara Humphries**

Councillor Keith Martin said he had visited the site and the units would not be near to any residential property and there would be casing around the units. He moved, seconded by Councillor Alex Hayward, that Planning Permission be Granted.

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:

- 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 shall be carried out in accordance with the following approved plans:

RSOE/S5142/01B

RSOE/S5142/02B

RSOE/S5142/03A

RSOE/S5142/04A

2040-101-C5

PLA-ZRP Power Inverter Heat Pump Product Information

PLA-RP140BA2

PUHZ-RP71VHA4 Single Air Conditioning Condenser Unit

PLA-RP71BA2

Reason: For the avoidance of doubt, in the proper interests of planning and in accordance with Policies PSP2, CP1, CP6, CP7, CP9 and CP12 of the Core Strategy (adopted October 2011), Policies DM6, DM9 and Appendix 4 of the Development Management Policies LDD (adopted July 2013) and Policies SA1 of the Site Allocations Local Development Document (adopted November 2014).

Informatives:

- I1 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 formal application. Fees are £116 per request (or £34 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. Please contact Hertfordshire Building Control (HBC) on 0208 207 7456 or at [buildingcontrol@hertfordshirebc.co.uk](mailto:buildingcontrol@hertfordshirebc.co.uk) who will be happy to advise you on building control matters and will protect your interests throughout your build project by leading the compliance process. Further information is available at [www.hertfordshirebc.co.uk](http://www.hertfordshirebc.co.uk).

Community Infrastructure Levy (CIL) - Your development may be liable for CIL payments and you are advised to contact the CIL Officer for clarification with regard to this. It is a requirement under Regulation 67 (1), Regulation 42B(6) (in the case of residential annexes or extensions), and Regulation 54B(6) for self-build housing) of The Community Infrastructure Levy Regulations 2010 (As Amended) that a Commencement Notice (Form 6) is submitted to Three Rivers District

Council as the Collecting Authority no later than the day before the day on which the chargeable development is to be commenced. DO NOT start your development until the Council has acknowledged receipt of the Commencement Notice. Failure to do so will mean you will lose the right to payment by instalments (where applicable), lose any exemptions already granted, and a surcharge will be imposed.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

Where possible, energy saving and water harvesting measures should be incorporated. 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 allows local authorities to restrict construction activity (where work is audible at the site boundary). In Three Rivers such work audible at the site boundary, including deliveries to the site and running of equipment such as generators, 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 development maintains/improves the economic, social and environmental conditions of the District.

**PC 34/18      18/0942/ADV – Advertisement Consent: Installation of internally illuminated hanging signs at SOUTH OXHEY INITIATIVE, STATION APPROACH, SOUTH OXHEY, HERTFORDSHIRE for Countryside Properties PLC**

Councillor Keith Martin, seconded by Councillor Alex Hayward that planning permission be granted subject to conditions.

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

RESOLVED:

That ADVERTISEMENT CONSENT BE GRANTED subject to the following conditions:

C1 Standard advertisement conditions:

- 1) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
- 2) No advertisement shall be sited or displayed so as to;
  - (a) Endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(b) Obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or

(c) Hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

- 3) Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
- 4) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
- 5) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity

Reason: To comply with the Town and Country Planning (Control of Advertisements) Regulations 2007 (as amended) and in accordance with Policies PSP2, CP1, CP6, CP7, CP9 and CP12 of the Core Strategy (adopted October 2011), Policies DM6 and DM9 of the Development Management Policies LDD (adopted July 2013) and Policy SA1 of the Site Allocations Local Development Document (adopted July 2013).

- C2 The advertisement hereby permitted shall be carried out and maintained in accordance with the following approved plans: 2040-101-C5; 2040-308-C4; 2040-305-C4; 2040-308-C4-SIG; 2040-305-C4-SIG; 2040-304-C4-SIG; and 2040-304-C4.

Reason: For the avoidance of doubt, in the proper interests of planning and visual amenities in accordance with the requirements of the Town and Country Planning (Control of Advertisement) Regulations 2007 (as amended), Policies PSP2, CP1, CP6, CP7, CP9 and CP12 of the Core Strategy (adopted October 2011), Policies DM6 and DM9 of the Development Management Policies LDD (adopted July 2013) and Policy SA1 of the Site Allocations Local Development Document (adopted July 2013).

**Informatives:**

- I1 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 formal application. Fees are £116 per request (or £34 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. Please contact Hertfordshire Building Control (HBC) on 0208 207 7456 or at [buildingcontrol@hertfordshirebc.co.uk](mailto:buildingcontrol@hertfordshirebc.co.uk) who will be happy to advise you on building control matters and will protect your interests throughout

your build project by leading the compliance process. Further information is available at [www.hertfordshirebc.co.uk](http://www.hertfordshirebc.co.uk).

Community Infrastructure Levy (CIL) - Your development may be liable for CIL payments and you are advised to contact the CIL Officer for clarification with regard to this. It is a requirement under Regulation 67 (1), Regulation 42B(6) (in the case of residential annexes or extensions), and Regulation 54B(6) for self-build housing) of The Community Infrastructure Levy Regulations 2010 (As Amended) that a Commencement Notice (Form 6) is submitted to Three Rivers District Council as the Collecting Authority no later than the day before the day on which the chargeable development is to be commenced. DO NOT start your development until the Council has acknowledged receipt of the Commencement Notice. Failure to do so will mean you will lose the right to payment by instalments (where applicable), lose any exemptions already granted, and a surcharge will be imposed.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

Where possible, energy saving and water harvesting measures should be incorporated. 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 allows local authorities to restrict construction activity (where work is audible at the site boundary). In Three Rivers such work audible at the site boundary, including deliveries to the site and running of equipment such as generators, 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 Notwithstanding the consent issued under the Town and Country Planning Act, a licence issued under the provisions of Section 177 of the Highways Act 1980 is required prior to the erection of any part of the projection into or over the public highway. The applicant is advised to contact the County Council Highways via either the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or telephone 0300 1234047 to arrange this.

**CHAIRMAN**