

**9. 18/1359/FUL - Enlargement of three dormer windows to front roofslope, addition of dormers to both flank elevations and internal changes to loft layout at DINKY DOT, 20 ASTONS ROAD, MOOR PARK, HA6 2LD**

Parish: Batchworth  
Expiry of Statutory Period: 24/08/2018  
(Extension of time to 20/09/2018)

Ward Moor Park And Eastbury  
Case Officer: Tom Norris

Recommendation: That Planning Permission be Granted.

Reason for consideration by the Committee: Called in by Parish Council.

**1 Relevant Planning History**

- 1.1 06/0601/FUL - Roof alterations to plant room - 24.05.2006 - Permitted
- 1.2 05/0233/CLPD - Certificate of lawfulness proposed use: Proposal boundary treatment and provision of pedestrian and vehicle access to front boundary - 18.03.2005 - Permitted
- 1.3 04/0446/FUL - Erection of front boundary wall and entrance gates - 13.07.2004 - Refused
- 1.4 03/0478/FUL - Replacement detached dwelling - 03.06.2003 - Permitted
- 1.5 02/00745/FUL - Erection of a detached dwelling to replace existing - Permitted
- 1.6 01/01002/CAC - Conservation Area Consent: Demolition of dwelling - 13.09.2001 - Permitted
- 1.7 01/00242/FUL - Erection of a dwelling - 16.07.2001 - Permitted

**2 Description of Application Site**

- 2.1 The application site contains a large two-storey detached dwelling with roofspace accommodation located on the western side of Astons Road within the Moor Park Conservation Area. The dwelling is relatively new having been constructed following the grant of planning permission in 2003. The application dwelling is set back from Astons Road by approximately 18m.
- 2.2 The application dwelling has dark tiled hipped roof forms, and a red facing brick exterior with reconstructed stone details. The dwelling contains roofspace accommodation which is served by front and rear dormer windows.
- 2.3 To the front of the dwelling is a paved driveway enclosed by a brick wall and gates which abuts the public highway. To the rear is an amenity garden of some 1,500sqm in area which is predominantly laid as lawn with a patio area immediately adjacent to the rear wall of the dwelling.
- 2.4 The neighbour to the south, No.20 Astons Road, is positioned on a higher land level and the neighbour to the north at No.18 is positioned on a lower land level. There is generous spacing between the dwelling and neighbouring properties.

**3 Description of Proposed Development**

- 3.1 Full planning permission is sought for the enlargement of three dormer windows to the front roofslope and addition of dormers to both flank elevations.
- 3.2 It is proposed that the two existing dormers to the main front roofslope and the dormer on the front roofslope of the side projection are enlarged.

- 3.3 The existing dormers in the main front roofslope have a width of 1.5m, a total depth of 2.8m and have hipped roofs with an eaves height of 1.2m and a maximum overall height of 2.0m. The width of the dormers would be increased by 0.6m and two additional window casements would be inserted in the front elevations. The depth and eaves height would remain as existing however the overall height of each dormer would be increased by 0.3m.
- 3.4 The existing dormer on the front roofslope of the side projection has a width of 1.1m, a total depth of 2.3m and has a hipped roof with an eaves height of 1.0m and a maximum overall height of 1.5m. The width of the dormer would be increased by 0.4m and one additional window casement would be inserted in the front elevation. The depth and eaves height would remain as existing however the overall height would be increased by 0.2m.
- 3.5 It is proposed that a dormer is inserted in the each of the flank elevations of the main roofslope of the dwelling. These would have a depth of 2.4m, a width of 1.2m and would have hipped roofs with an eaves height of 1.1m and a maximum overall height of 1.7m. The dormers would be set down from the main ridge of the dwelling by 0.5m and would have a hanging tile exterior finish.
- 3.6 Amended plans were received during the course of the application which removed the proposed front rooflight, reduced the proposed scale of the front and side dormers and removed the glazing within the proposed flank dormers.

## **4 Consultation**

### **4.1 Statutory Consultation**

#### **4.1.1 Moor Park (1958) Limited: [Objection]**

*"The Directors of Moor Park (1958) Limited would wish to raise the following strong objections on the application proposals as follows:-*

*1. Paragraph 3.7 of the MPCAA states that front dormer windows are only acceptable where "they are a common/predominant feature in the street scene". It also states that "where acceptable, dormer windows, of good proportion and balance, should appear subservient to the roof, placed well down from the main ridge and have smaller windows than the main fenestration (as a guide, not more than two thirds the latter's height and width) ".*

*At the outset we clearly acknowledge the existence of the four dormer windows in the front elevation of the existing house. However, it is imperative to note the fact that these were incorporated into the design of the dwelling BEFORE the approval and adoption of the Moor Park Conservation Area Appraisal in October 2006. Consequently, on this material planning policy basis, their existence cannot be taken as an overriding factor in this case.*

*In terms of the current application, we consider that the extent of the predominance of existing front dormers in the vicinity should be closely checked and assessed by the Council in the determination of this application.*

*If there is no such predominance (note – this is not simply a question of "do they exist", but crucially, can it be proven that they are they a predominant feature in the street scene), then we wish to raise an objection and contend that the proposed enlargement of the three front dormers and the installation of two additional side dormers (clearly visible in the front elevation of the dwelling) should be refused.*

*In addition, and irrespective of the issue of "predominance" referred above, the size, location and scale of the three enlarged and two new side facing dormers fundamentally fail to meet the provisions and requirements of paragraph 3.7 in the MPCAA.*

*The three front dormers (especially when compared to the existing dormers) are larger, more prominent and substantially more bulky in design than the existing, and are not "placed well down" from the ridge; indeed all are located very high in their respective roof slopes whereby the tops of each sit literally within inches of the adjacent ridge(s). They also contain windows of the same size as those on the lower parts of the elevations, and in fact much larger than those directly below them on the main part of the front elevation.*

*On this basis they are considered to be over-dominant in the front elevation of the dwelling and out of balance and proportion to the roof slope. As a result, material harm arises within the Conservation Area street scene to such an extent that the scheme fails to preserve or enhance the character and appearance of the Conservation Area street scene.*

*Furthermore, the two side facing dormers, by virtue of their location at the very top of the hipped roof features are also not "placed well down" from the ridge and, as a result, have a very cramped, awkward and unacceptable design in both of the side elevations. Again, these dormers fail to preserve or enhance the character and appearance of the Conservation Area.*

*In light of the above, we wish to register our strong concerns with regard to the enlargement of the three front dormers and to the erection of the two new side facing dormers.*

*4. Paragraph 3.10 of the MPCAA states that rooflights are considered to be an "incongruous feature" of the Conservation Area and any proposed rooflight visible from the street is "unlikely to be acceptable". The current application has a very large velux style rooflight window at high level in the very centre of the front elevation of the property. Consequently, we also wish to raise specific objections on this issue on the grounds that the proposed velux window in the prominent location on the front elevation of the property, fails to preserve or enhance the character and appearance of the designated Conservation Area.*

*We trust the above response, based on what we regard as relevant and material planning considerations, primarily within the approved MPCAA, is of assistance to you."*

#### **4.1.2 Batchworth Community Council: [Objection]**

*"The Council objects to the proposed development on the grounds that the over predominance of the three front dormers and the two new side dormers clearly visible from the front elevation have a negative impact on the existing street scene and should be refused.*

*Secondly, the three front dormers are substantially larger more predominant and more bulky than the existing and are not placed well down from the ridge.*

*Thirdly, the new side dormers and their positioning would result in overlooking of the neighbouring property*

*Fourthly, the dormers fail to preserve or enhance the character and appearance of the conservation area."*

#### **4.1.3 Conservation Officer: [Objection]**

*"The Planning (Listed Building & Conservation Areas) Act 1990 requires special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.*

*National Planning Policy Framework sets out objectives for protecting and enhancing the historic built environment. Paragraph 132 of the National Planning Policy Framework states that when considering the impact of a proposed development on a designated heritage asset, such as a Conservation Area, great weight should be given to the asset's conservation.*

*Policy DM3 of the Development Management Policies LDD (2013) sets out the criteria against which proposals within Conservation Areas will be permitted.*

*Within Conservation Areas development will only be permitted if the proposal:*

- i) Is of a design and scale that preserves or enhances the character or appearance of the area*
- ii) Uses building materials, finishes, including those for features such as walls, railings, gates and hard surfacing, that are appropriate to the local context*
- iii) Retains historically significant boundaries, important open spaces and other elements of the area's established pattern of development, character and historic value, including gardens, roadside banks and verges*
- iv) Retains and restores, where relevant, traditional features such as shop fronts, walls, railings, paved surfaces and street furniture, and improves the condition of structures worthy of retention*
- v) Does not harm important views into, out of or within the Conservation Area*
- vi) Protects trees, hedgerows and other significant landscape features and incorporates landscaping appropriate to the character and appearance of the Conservation Area*
- vii) Results, where relevant, in the removal of unsympathetic features and the restoration or reinstatement of missing features.*

*The application dwelling is located within the Moor Park Conservation Area. The Conservation Area has a special visual quality created by large houses situated on individual plots along wide streets with high quality landscaping.*

*There is no heritage statement or DAS, but planning evidence dates this house to 2000.*

*Paragraph 3.7 of the 2006 Moor Park Conservation Area Appraisal says that dormer windows should have good proportions and balance, and should appear subservient to the roof. They should also have smaller windows than the main fenestration.*

*I consider that the enlargement of the dormers and the new dormers are in contradiction of the 2006 Moor Park Conservation Area Appraisal and therefore unacceptable.*

*3.10 of the Appraisal states that Rooflights are considered an incongruous feature of the conservation area and any proposed rooflight visible from the street is unlikely to be acceptable and as such would not be acceptable.*

*This proposal is therefore harmful and contradicts conservation policy set out above."*

4.1.4 National Grid: [No response received]

## **4.2 Public/Neighbour Consultation**

4.2.1 Number consulted: 6      No of responses received: 1

4.2.2 Site Notice: posted 16.07.2018, expired 06.08.2018

4.2.3 Press notice: published 13.07.2018, expired 03.08.2018

4.2.4 Responses:

- *Objection to the proposed flank dormers as they would lead to overlooking resulting in a loss of privacy.*
- *Objection to the proposed flank dormer windows as they would appear out of character.*
- *Concerns over the accuracy of the plans in terms of the number of rooflights indicated in the southern flank roofslope.*

4.2.5 Material planning considerations are addressed in this report. The glazing proposed on the flank dormer windows has been omitted and replaced with hanging tile detail. The flank dormer windows have also been reduced in size. The front dormer windows have also been reduced. The front rooflight has been omitted from the proposals. The existing plans have been updated to indicate the existing situation in terms of the amount of rooflights on the southern flank roofslope.

## **5 Reason for Delay**

5.1 Committee cycle.

## **6 Relevant Planning Policy, Guidance and Legislation**

### **6.1 National Planning Policy Framework and National Planning Practice Guidance**

On 24 July 2018 the new National Planning Policy Framework was published. This is read alongside the National Planning Practice Guidance (NPPG). The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another. The 2018 NPPF is clear that “existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework”.

The NPPF states that ‘good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities’. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would ‘significantly and demonstrably’ outweigh the benefits.

### **6.2 The Three Rivers Local Plan**

The application has been considered against the policies of the Local Plan, including the Core Strategy (adopted October 2011), the Development Management Policies Local Development Document (adopted July 2013) and the Site Allocations Local Development Document (adopted November 2014) as well as government guidance. The policies of Three Rivers District Council reflect the content of the NPPF.

The Core Strategy was adopted on 17 October 2011 having been through a full public participation process and Examination in Public. Relevant policies include Policies CP1, CP9, CP10 and CP12.

The Development Management Policies Local Development Document (DMLDD) was adopted on 26 July 2013 after the Inspector concluded that it was sound following Examination in Public which took place in March 2013. Relevant policies include Relevant policies include DM1, DM3, DM6, DM13 and Appendices 2 and 5.

### **6.3 Other**

The Community Infrastructure Levy (CIL) Charging Schedule (adopted February 2015).

The Localism Act received Royal Assent on 15 November 2011. The growth and Infrastructure Act achieved Royal Assent on 25 April 2013.

The Wildlife and Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010, the Natural Environment and Rural Communities Act 2006 and the Habitat Regulations 1994 may also be relevant.

The Moor Park Conservation Area Appraisal was approved by the Executive Committee of the Council on the 27 November 2006 as a material planning consideration in the determination of planning applications and as a basis for developing initiatives to preserve and/or enhance the Moor Park Conservation Area. The Appraisal was subject to public consultation between July and October 2006 and highlights the special architectural and historic interest that justifies the designation and subsequent protection of the Conservation Area.

## 7 Planning Analysis

### 7.1 Impact on Character, Street Scene and Conservation Area

7.1.1 Policy CP12 of the Core Strategy (adopted October 2011) relates to design and states that the Council will expect development proposals to have regard to the local context and conserve or enhance the character, amenities and quality of an area. Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013) advises that development should not appear excessively prominent within the streetscene.

7.1.2 Policy CP1 of the Core Strategy seeks to promote buildings of a high enduring design quality that respect local distinctiveness and Policy CP12 of the Core Strategy relates to design and states that in seeking a high standard of design, the Council will expect development proposals to 'have regard to the local context and conserve or enhance the character, amenities and quality of an area'. Policy DM1 and Appendix 2 of the Development Management Policies document set out that development should not have a significant impact on the visual amenities of an area and that extensions should respect the existing character of the dwelling, particularly with regard to the roof form, positioning and style of windows and doors, and materials.

7.1.3 The application site is located within the Moor Park Conservation Area. In relation to development proposals in Conservation Areas Policy DM3 of the Development Management Policies LDD stipulates that development will only be permitted if it preserves or enhances the character of the area. Furthermore it states that development should not harm important views into, out or within the Conservation Area.

7.1.4 As noted in the development description above, there are existing front dormer windows that are proposed to be enlarged. The tables below provide a comparison of the existing and proposed front dormer windows. There are no flank dormers at present.

<b>Front (Main Roof)</b>	Existing	Proposed	Difference
Width	1.5	2.1	+0.6
Depth	2.8	2.8	No change
Eaves	1.2	1.2	No change
Max Height	2	2.3	+0.3

<b>Front (Side Roof)</b>	Existing	Proposed	Difference
Width	1.1	1.5	+0.4
Depth	2.3	2.3	No change
Eaves	1	1	No change

Max Height	1.5	1.7	+0.2
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- 7.1.5 The Council's Conservation Officer raised objection to the proposed development stating that paragraph 3.7 of the Moor Park Conservation Area Appraisal says that dormer windows should have good proportions and balance, should appear subservient to the roof, should also have smaller windows than the main fenestration and therefore considered that the proposed enlargement of the dormers and the new dormers are therefore unacceptable.
- 7.1.6 Amended plans were received during the course of the application which reduced the height and width of the proposed new dormer windows within the front roof slopes. Views of the enlarged dormer windows would be achievable from the public realm however it is considered, by virtue of their sympathetic design and scale in the context of the host roof, that they would remain subordinate in appearance. As highlighted by the table above, the increase to the width and maximum height would be minimal in all cases. Amendments were also made to the style of the glazing of the front dormers such that they would contain narrow casements and, when read in conjunction with the glazing within the storeys below are smaller in appearance. Whilst the comments of the Conservation Officer on the original proposals are noted, it is considered that the amended proposals to enlarge the existing dormer windows would be acceptable.
- 7.1.7 The proposed dormer within the southern flank roof slope would replace two existing rooflights at loft level and an identical dormer would be inserted in the northern flank roof slope. Whilst views of the flanks of the dwelling are more limited than the front roof slope, views of the proposed flank dormers would be achievable from the public realm. It is however considered, by virtue of their sympathetic design and small scale in the context of the host roof, that they would represent a subordinate addition. Given the elevated position of the dwelling and set back from the road, the flank dormer windows would not appear excessively prominent. The flank dormers would not contain glazing however would contain a hanging tile feature within their front (flank facing) elevations in lieu of glazing to reduce the perception of overlooking however, as a design feature, it is considered that this would be acceptable.
- 7.1.8 It is noted that both the comments of the Council's Conservation Officer and Moor Park (1958) Limited objected to the originally proposed central front rooflight however this has been removed from the proposal.
- 7.1.9 In summary it is considered that the proposed development would accord with Policies CP1 and CP12 of the Core Strategy, Policies DM1, DM3 and Appendix 2 of the Development Management Policies LDD and the Moor Park Conservation Area Appraisal.
- 7.2 Impact on amenity of neighbours
- 7.2.1 The proposed development would enlarge the existing dormer windows within the front roof slopes of the dwelling and provide two new dormers with a hanging tiled façade to the flank roof slopes.
- 7.2.2 It is considered that the enlargement of the existing dormers, given the proposed increased scale and their position on the roof set well away from neighbouring dwellings, would not lead to a loss of light to any neighbour. It is also considered that they would not provide a materially different outlook to that which exists currently and, given that they are also forward facing, would not result in overlooking to any neighbour.
- 7.2.3 It is considered that the side dormers, given that they would not contain glazing would not result in overlooking to any neighbour. Also, given their scale and positioning with the context of the roof, it is not considered that they would lead to a loss of light or have an overbearing impact upon any neighbour.

7.2.4 It is not considered that the proposed development would give rise to any impact upon the residential amenity of any neighbour. As a result, subject to conditions, the proposal complies with the Design Criteria as set out within Policy DM1 and Appendix 2 of the Development Management Policies LDD.

### 7.3 Wildlife and Biodiversity

7.3.1 Section 40 of the Natural Environment and Rural Communities Act 2006 requires Local Planning Authorities to have regard to the purpose of conserving biodiversity. This is further emphasised by regulation 3(4) of the Habitat Regulations 1994 which state that Councils must have regard to the strict protection for certain species required by the EC Habitats Directive.

7.3.2 The protection of biodiversity and protected species is a material planning consideration in the assessment of applications in accordance with Policy CP9 of the Core Strategy (adopted October 2011) and Policy DM6 of the DMLDD. National Planning Policy requires Local Authorities to ensure that a protected species survey is undertaken for applications that may be affected prior to determination of a planning application. The application has been submitted with a Biodiversity Checklist which states that no protected species or biodiversity interests will be affected as a result of the application.

7.3.3 The application dwelling is a relatively modern development therefore, given the condition of the property, its potential to support bats is low. However, as the proposed works would affect part of the main roof of the dwelling, an informative would be added to any permission advising what to do if any evidence of bats is encountered.

### 7.4 Trees and Landscaping

7.4.1 The proposals would not impact upon any trees within the site and as such it is considered that the proposed development would be acceptable in this regard.

### 7.5 Highways, Access and Parking

7.5.1 Core Strategy Policy CP10 sets out that development should make sufficient provision for car and other vehicle parking. Policy DM13 of the Development Management Policies Document states development should make provision for parking in accordance with the parking standards set out in Appendix 5.

7.5.2 Parking Standards state that a four or more bedroom dwelling should have a total of three parking spaces. The carriage driveway however provides ample parking over and above the requirement. It is therefore considered that there will be adequate parking space for present and future occupiers.

### 7.6 Rear Garden Amenity Space

7.6.1 Policy CP12 Policy CP12 of the Core Strategy states that development should take into account the need for adequate levels and disposition of privacy, prospect, amenity and garden space Appendix 2 of the Development Management Policies Document states that 'amenity space must be provided within the curtilage of all new residential developments.'

7.6.2 The application site would have a rear amenity space of over 1,300sqm following the implementation of the proposed development. It is therefore considered that there will be adequate amenity space in accordance with Appendix 2.

## 8 **Recommendation**

8.1 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: 10, 11, 12A, 13B, 14B  
Reason: For the avoidance of doubt and in the proper interests of planning and to safeguard the character and appearance of the Conservation Area in accordance with Policies CP1, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011), Policies DM1, DM3, DM6, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013) and the Moor Park Conservation Area Appraisal (2006).
- C3 Unless specified on the approved plans, all other 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 dwelling is satisfactory in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1 and DM3 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).
- C4 Before the first occupation of the dwelling hereby permitted the flank dormers shall be constructed with a hanging tile façade in accordance with the approved plans and 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).
- C5 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 flank elevations of the 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).

## 8.2 **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 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).