

PLANNING COMMITTEE – 15 AUGUST 2019

PART I – DELEGATED

5. **19/0829/FUL and 19/0831/LBC: Four storey side extension to north west of existing building to provide 76 additional bedrooms, leisure and conference facilities, associated landscaping, and provision of additional car parking spaces throughout the site at THE GROVE, GROVE MILL LANE, RICKMANSWORTH, HERFORDSHIRE, WD3 4TG**

Parish: Sarratt Parish Council
Expiry of Statutory Period: 29 August 2019

Ward: Chorleywood North and Sarratt
Case Officer: Adam Ralton

Recommendation:

Planning application 19/0829/FUL: That if the Planning Committee accept the Officer's recommendation, the application be referred to the Secretary of State, and subject to no new material considerations being raised and the Secretary of State raising no objections, PLANNING PERMISSION BE GRANTED. If the Secretary of State raises objections, Planning Permission be refused in light of their findings.

Listed Building Consent application 19/0831/LBC: That Listed Building Consent be granted.

Reason for consideration by the Committee: The Planning Application would not accord with the Development Plan and is therefore required to be determined by Committee. The Application for Listed Building Consent has been called to Committee by the Head of Regulatory Services to enable it to be determined concurrently with the Planning Application.

1 Relevant Planning History

- 1.1 97/0354 - Change of use of the mansion to a hotel. Change of use of stables to ancillary hotel spa and golf facilities. 18 hole golf course. Change of use and alterations to garden buildings to form ancillary staff accommodation - Permitted 04.06.99.
- 1.2 97/0355 - Demolition of external modern additions, training huts, engineering huts, poultry farm buildings and farm buildings, external and internal alterations to the mansion and stable block - 04.06.99.
- 1.3 07/0678/RSP - Retrospective application: Retention of two hardstanding areas for additional parking - Permitted - 31.05.07
- 1.4 13/2179/FUL - Single storey extensions and internal remodelling of the hotel and associated landscaping, creation of a triumphal arch feature to the stables entrance, ground floor and basement level extensions to the stables complex with associated landscaping and installation of solar panels to grounds building - Permitted 04.03.14.
- 1.5 13/2180/LBC - Listed Building Consent: Single storey extensions and internal remodelling of the hotel and associated landscaping, creation of a triumphal arch feature to the stables entrance, ground floor and basement level extensions to the stables complex with associated landscaping and installation of solar panels to grounds building - Permitted 04.03.14.
- 1.6 15/1343/FUL - Alterations to vehicle access route adjacent to the Cinnamon Suite entrance of the West Wing and associated car parking spaces alterations and landscaping - Permitted 01.09.15.

- 1.7 15/1595/FUL - Formation of two single storey extensions, new entrance, external alterations to fenestration, internal re-modelling of the hotel event/conference facilities and associated landscaping - Permitted 13.11.15.
- 1.8 15/1596/LBC - Listed Building Consent: Formation of two single storey extensions, new entrance, external alterations to fenestration, internal re-modelling of the hotel event/conference facilities and associated landscaping - Permitted 13.11.15.
- 1.9 17/0040/FUL - Resurfacing of an existing area of hardstanding to the west of the walled garden and its use as an area of hardstanding for overflow car parking and for temporary events. Permitted March 2017.
- 1.10 18/0900/FUL - Single storey extension to Glasshouse. Permitted June 2018.
- 1.11 18/0901/LBC - Listed Building Consent: Single storey extension to Glasshouse. Permitted June 2018.
- 1.12 18/1398/FUL and 18/2488/LBC - Erection of a single storey building to be used as a childrens lounge. Approved.

2 Description of Application Site

- 2.1 The Grove Estate has an area of over 117ha and is to the east of Chandlers Cross and the north west of Watford. The majority of the estate is within Three Rivers District Council's administrative area, whilst the land to the east of the Grand Union Canal is within Watford Borough Council.
- 2.2 The Estate includes a 215 room hotel with restaurants and leisure facilities, an 18 hole golf course, a spa, walled garden with outdoor swimming pool and sports pitches, and associated parking and servicing.
- 2.3 The site is accessed via a driveway from the A411 (Hempstead Road) to the east which crosses over the Grand Union Canal, with a second access from Grove Mill Lane to the west. The main mansion house is to the east of the complex of buildings with modern extensions to the west. To the south are formal gardens and set slightly to the west is the spa and golf club within the historic stables. To the north is the car park, with the walled garden beyond.
- 2.4 The Grove is a Grade II* Listed Building dating from the 18th century. It was used as a residence by the Earls of Clarendon until the 20th century when it was converted into a school, then as headquarters for the London, Midland and Scottish Railway. It is now run as a hotel. The historic house is set at the eastern end of the group of hotel buildings, overlooking an open landscape to the east. A new north wing was added in the early 21st century, and is designed in a simplified Georgian style utilising a plain brick pediment over the central three bays and sash windows. Attached to the west end of the entrance block is a large modern accommodation block extending westwards. This is mainly three storeys in height, constructed of red brick with stone dressings, and references the historic building in some balustrade detailing. The design is plainer on the north side where rooms face the car park.
- 2.5 The Stables contains the golf club and spa, and are Grade II Listed. The site also contains two Grade II Listed canal bridges. The site is within the Metropolitan Green Belt.

3 Description of Proposed Development

- 3.1 This application seeks planning permission for a four storey side extension to the north west of the existing building to provide 76 bedrooms, leisure and conference facilities, associated landscaping, and provision of replacement car parking spaces throughout the site.

- 3.2 At ground floor level the proposed extension would measure a maximum of approximately 33 metres in depth by 63.3 metres in width. It would adjoin the existing modern extension, infilling an L-shape and projecting approximately 16.3 metres forward (i.e. into the car park) from the north-most part of the existing extension. The ground floor would contain an entrance foyer, swimming pool, children's zone, cinema room and 10 guest bedrooms. Existing north-facing bedrooms in the existing extension would be converted into changing facilities and plant rooms serving the new swimming pool. The first, second and third floors would contain only guest bedroom, and would measure approximately 20.5 metres in depth by 63.3 metres in width. These upper floors would only adjoin the western flank of the existing extension, with a gap of approximately 12.5 metres left between the south-facing windows, and the north facing windows of the existing extension, forming an open courtyard area.
- 3.3 The proposed extension is to be clad in a pre-patinated copper which is pre-weathered and green in colour. This would be used for the east flank elevation (viewed from the existing car park) and the cladding around the balconies (which would have glass balustrades). The remainder of the front and rear facades, and much of the west flank elevation, would be clad in a green living wall. The upper storey (fourth) would be clad in zinc. The eaves and lift overruns would be clad in copper.
- 3.4 In addition to the proposed extension, new car parking spaces are proposed, to replace those lost by the proposed extension extending over part of the existing car park. The new spaces would be provided primarily alongside the existing access driveway from Grove Mill Lane. A new car parking area would also be formed adjacent to the lodge at the western end of the site, by the junction with Langelybury Lane/Fir Tree Hill and Grove Mill Lane.
- 3.5 The submitted Planning Statement explains the background and operational rationale for the proposal. It explains that The Grove is now 15 years old and the family market has developed significantly in that time. The hotel needs to develop its offer to meet current and future market expectations. At present The Grove has a small children's pool to the rear of the walled garden, along with a spa pool and outdoor pool. The spa pool is ideal for adults but not suitable for children. The outdoor pool is weather dependent. A need to enhance the hotel's family-orientated facilities has been identified and a fundamental element of this is a new indoor swimming pool, alongside a new children's zone, games room and cinema/screening room. This would be contained within one area rather than spread around the estate. The 64 new bedrooms have also been designed to meet the requirements of the family market.
- 3.6 The statement explains that the conference market is also key and the proposal has been designed to have dual functionality, with a separate entrance available for conference guests within the proposed extension.
- 3.7 This application has been accompanied by the following supporting documents:
- Transport Statement (Vectos, July 2019)
 - Preliminary Ecological Report (RSK, December 2018)
 - Planning Statement (Lichfields, May 2019)
 - Landscape and Visual Analysis (Lichfields, April 2019)
 - Historic Environment Impact Assessment (ERM, January 2019)
 - Energy Statement (Anderson Green, November 2018)
 - Economic Footprint Report (Lichfields, July 2018)
 - Economic Impact Briefing Note (9 July 2019)
 - Design, Access and Heritage Statement (Purcell, April 2019)
 - Biodiversity Checklist
 - Arboricultural Impact Assessment (Landmark Trees, May 2019), plus addendum letters dated 29 May 2019 and 19 July 2019
 - Drainage Strategy (AECOM, May 2019)

- Response to LLFA (AECOM, letter dated 17 July 2019)
- Operation and Planned Maintenance Statement (AECOM, 12 July 2019)
- Interpretative Report on the Ground Investigation (Oscar Faber, January 2000)
- Response to initial heritage comments (Litchfields, letter 12 July 2019)

4 Consultation

4.1 Statutory Consultation

4.1.1 Sarratt Parish Council: (Comment)

The Parish Council have no objection to this application in principle but however it feels that there is a total deficiency in added parking spaces. A net increase of 11 spaces is inadequate for the number of new rooms and facilities proposed.

4.1.2 Hertfordshire County Council – Highway Authority: (No objection)

Notice is given under article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that the Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission subject to the following conditions:

Condition (Transport Statement). The development shall not begin until an updated Transport Statement, identifying the correct site location details, speed limit and visibility splay requirements at the existing site access on Grove Mill Lane, is submitted to and approved in writing by the Local Planning Authority.

Reason; To minimise danger, obstruction and inconvenience to users of the site and adjacent 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).

Condition (construction management). The development shall not begin until full details of all proposed vehicle access, movements, parking arrangements and wheel washing facilities proposed during the construction period have been submitted to and approved in writing by the Local Planning Authority. Details should be submitted in the form of a Construction Management Plan.

Reason; In order 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).

Highway comments:

This application proposes alterations and extension of the existing hotel building to provide a net increase of 64 additional bedrooms. The proposed development will also deliver leisure, conference facilities, car parking and landscaping. Access into the development is proposed from the existing junctions on Hempstead Road and Grove Mill Lane. The details submitted for consideration include a Transport Statement document providing information on the following aspects of the development:

Site Access / Parking.

The main highway access to the site is from A411 Hempstead Road which is a Principal Road and is classified as a Main Distributor Road within Hertfordshire's road hierarchy. The road is subject to a 30mph speed restriction at the location of the access.

A secondary access is available on Grove Mill Lane which is classified as a Local Access Road within Hertfordshire's road hierarchy. The road is subject to a 60mph speed restriction at the location of the access (not 30mph as reported in the Transport Statement).

The development proposes a net increase of 11 car parking spaces and 6 cycle parking places within the site. The Local Planning Authority is asked to consider the proposed parking provision in relation to its current standards.

Trip Generation and Distribution.

The number of vehicular trips generated by the development has been assessed using data from the nationally recognised TRICS database. In consideration of the nature of the development and the location of the site, the trip rate values used are considered appropriate. These demonstrate that peak hour vehicular traffic movements to and from the site will not increase to any significant extent as a result of the development.

Existing Sustainable Travel Modes.

Existing bus stops are available on Hempstead Road within walking distance of the development and travel by bus is an option for potential trips to and from the development. Pedestrian routes between the development and the bus stops are accommodated by footways on the surrounding road network. A central traffic island on Hempstead Road, close to the site access, provides a refuge for pedestrians to cross the road.

Highway Consultation Summary.

The Highway Authority has considered the documents submitted in relation to access and transport. It considers that the completed development will not have a significantly detrimental impact on the users of the adjacent highway network. However, it requests that the Transport Statement document is updated and that formal consideration is given to the construction management issues associated with access to the highway. The Highway Authority therefore does not raise any objection to the application subject to confirmation of the suggested planning conditions identified above.

4.1.3 Hertfordshire County Council – Minerals and Waste: (No objections)

Minerals

In relation to minerals, the site falls entirely within the 'Sand and Gravel Belt' as identified in Hertfordshire County Council's Minerals Local Plan 2002 – 2016. The Sand and Gravel Belt', is a geological area that spans across the southern part of the county and contains the most concentrated deposits of sand and gravel throughout Hertfordshire. In addition the site falls predominantly within the sand and gravel Mineral Safeguarding Area within the Proposed Submission Minerals Local Plan, January 2019.

Adopted Minerals Local Plan Policy 5 (Minerals Policy 5: Mineral Sterilisation) encourages the opportunistic extraction of minerals for use on site prior to non-mineral Opportunistic extraction refers to cases where preparation of the site for built development may result in the extraction of suitable material that could be processed and used on site as part of the development. This may include excavating the foundations and footings or landscaping works associated with the development. Policy 8: Mineral Safeguarding, of the Proposed Submission document relates to the full consideration of using raised sand and gravel material on site in construction projects to reduce the need to import material as opportunistic use.

The county council, as the Minerals Planning Authority, would like to encourage the opportunistic use of these deposits within the developments, should they be found when creating the foundations/footings. Opportunistic use of minerals will reduce the need to transport sand and gravel to the site and make sustainable use of these valuable resources.

Waste

Government policy seeks to ensure that all planning authorities take responsibility for waste management. This is reflected in the County Council's adopted waste planning documents. In particular, the waste planning documents seek to promote the sustainable management

of waste in the county and encourage Districts and Boroughs to have regard to the potential for minimising waste generated by development.

Most recently, the Department for Communities and Local Government published its National Planning Policy for Waste (October 2014) which sets out the following:

When determining planning applications for non-waste development, local planning authorities should, to the extent appropriate to their responsibilities, ensure that:

- *the likely impact of proposed, non-waste related development on existing waste management facilities, and on sites and areas allocated for waste management, is acceptable and does not prejudice the implementation of the waste hierarchy and/or the efficient operation of such facilities;*
- *new, non-waste development makes sufficient provision for waste management and promotes good design to secure the integration of waste management facilities with the rest of the development and, in less developed areas, with the local landscape. This includes providing adequate storage facilities at residential premises, for example by ensuring that there is sufficient and discrete provision for bins, to facilitate a high quality, comprehensive and frequent household collection service;*
- *the handling of waste arising from the construction and operation of development maximises reuse/recovery opportunities, and minimises off-site disposal.'*

This includes encouraging re-use of unavoidable waste where possible and the use of recycled materials where appropriate to the construction. In particular, you are referred to the following policies of the adopted Hertfordshire County Council Waste Core Strategy and Development Management Policies Development Plan Document 2012 which forms part of the Development Plan. The policies that relate to this proposal are set out below:

Policy 1: Strategy for the Provision for Waste Management Facilities. This is in regards to the penultimate paragraph of the policy;

Policy 2: Waste Prevention and Reduction; &

Policy 12: Sustainable Design, Construction and Demolition.

In determining the planning application the District Council is urged to pay due regard to these policies and ensure their objectives are met. Many of the policy requirements can be met through the imposition of planning conditions. Waste Policy 12: Sustainable Design, Construction and Demolition requires all relevant construction projects to be supported by a Site Waste Management Plan (SWMP). This aims to reduce the amount of waste produced on site and should contain information including types of waste removed from the site and where that waste is being taken to. Good practice templates for producing SWMPs can be found at <http://www.smartwaste.co.uk/> or <http://www.wrap.org.uk/category/sector/waste-management>.

The county council would expect detailed information to be provided within a SWMP. The SWMP should cover both waste arisings during the demolition and construction phases. The waste arising from construction will be of a different composition to that arising from the demolition. As a minimum the waste types should be defined as inert, non-hazardous and hazardous.

The SWMP should be set out as early as possible so that decisions can be made relating to the management of waste arisings during demolition and construction stages, whereby building materials made from recycled and secondary sources can be used within the development. This will help in terms of estimating what types of containers/skips are required for the stages of the project and when segregation would be best implemented for various waste streams. It will also help in determining the costs of removing waste for a project. The total volumes of waste during enabling works (including demolition) and construction works should also be summarised.

SWMPs should be passed onto the Waste Planning Authority to collate the data. The county council as Waste Planning Authority would be happy to assess any SWMP that is submitted as part of this development either at this stage or as a requirement by condition, and provide comment to the District Council.

4.1.4 Hertfordshire County Council – Lead Local Flood Authority (Initial comment): (Object)

The applicant has submitted the following information in support of the application:

- The Grove Hotel West Wing Extension, Drainage Strategy, prepared by AECOM, Project Number: 60432282, GRO-ACM-00-00-RP-CE-0001, Revision P1, dated 24 May 2019.

We have reviewed the information submitted by the applicant in support of the planning application. However, the information provided to date does not provide a suitable basis for an assessment to be made of the flood risk arising from the proposed development. Therefore we object to the grant of planning permission. In order for the Lead Local Flood Authority to advise the relevant local planning authority that the site will not increase flood risk to the site and elsewhere and can provide appropriate sustainable drainage techniques the following information is needed:

1. Feasible surface water discharge mechanism
2. Provision of onsite attenuation, the volume of surface water to be managed on site and supporting drainage calculations
3. Provision of adequate surface water drainage for the entire development
4. Management and maintenance plan

4.1.5 Hertfordshire County Council – Lead Local Flood Authority (second comment):

- 4.1.5.1 The Lead Local Flood Authority were re-consulted following receipt of documentation from the applicant to address the comments above. Their response has not been received at the time of drafting this report and any response will be verbally reported at the meeting.

4.1.6 Hertfordshire County Council – Archaeology: (No objection, conditions recommended)

The proposed development is within the wider area of The Grove Estate, a post-medieval house and landscape park where very significant archaeological remains have been found.

Archaeological investigations carried out by AOC Archaeology in 2000-2001 prior to the re-development of the estate as a hotel, spa and golf course identified extensive archaeological remains of prehistoric, Roman, Anglo-Saxon, medieval and post-medieval date. The prehistoric and Saxon remains, in particular are rare and significant for Hertfordshire, with a Mesolithic occupation site circa 200m to the south east of the mansion (Historic Environment Record no. 11492), and Early Neolithic to Early Bronze Age activity including ditches and post alignments containing large quantities of pottery mainly to the east of the house (HER no. 11493). Late Bronze Age, Late Iron Age and Roman settlement remains were also present (HER no. 11387). A dozen post-built sunken floored buildings dating from the early Saxon or sub-Roman period (380-550AD) were identified 150m to the south of the house (HER no. 11495).

The present house, grade II* listed, dates largely to the 18th century, but it succeeded a 16th century manor house, which itself succeeded earlier manorial buildings at the site (HER no. 11507). The substantial evidence of medieval occupation identified during the 2000-2001 investigations suggests that a 12th-13th century house, with a boundary ditch, stood on the site of the post-medieval mansion and stables. (HER no. 11506).

The accompanying historic environment impact assessment states that no archaeological work is required, due in part to the results of a previous trial trenching evaluation. However only one short trench from that evaluation was completely within the currently proposed

development area, with another trench partially inside. This is not sufficient coverage to evaluate the area. While the recently constructed car park may have impacted on or removed archaeological layers, insufficient evidence is available to support this. Given the exceptionally high significance and quality of archaeological remains in the surrounding area it is considered necessary for the area to be archaeologically evaluated prior to development.

With the above in mind, I believe that the position of the proposed development is such that it should be regarded as likely to have an impact on heritage assets with archaeological interest, I recommend that the following provisions be made, should you be minded to grant consent:

1. The archaeological field evaluation, via trial trenching of the proposed development site, prior to any development commencing;
2. Such appropriate mitigation measures indicated as necessary by this evaluation. These may include:
 - a. The preservation of any remains in situ, if warranted,
 - b. Appropriate archaeological excavation of any remains before any development commences on the site, with provisions for subsequent analysis and publication of results,
 - c. Archaeological monitoring of the groundworks of the development (also including a contingency for the preservation or further investigation of any remains then encountered),
 - d. Such other provisions as may be necessary to protect the archaeological interests of the site;
3. The revision of the geophysical report to meet recognised professional standards as discussed above;
4. Analysis of the results of the archaeological work with provisions for subsequent production of a report(s) and/or publication(s) of these results & an archive;
5. Such other provisions necessary to protect the archaeological interests of the site.

I believe that these recommendations are both reasonable and necessary to provide properly for the likely archaeological implications of this development proposal. I further believe that these recommendations closely follow para. 199, etc. of the National Planning Policy Framework, the relevant guidance contained in the National Planning Practice Guidance, and in the Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015).

In this case three appropriately worded conditions on any planning consent would be sufficient to provide for the level of investigation that this proposal warrants. I suggest the following wording:

A) No demolition/development shall take place/commence until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme and methodology of site investigation and recording as suggested by the evaluation
3. The programme for post investigation assessment
4. Provision to be made for analysis of the site investigation and recording
5. Provision to be made for publication and dissemination of the analysis and records of the site investigation
6. Provision to be made for archive deposition of the analysis and records of the site investigation
7. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

B) The demolition/development shall take place/commence in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under condition (A).

C) The development shall not be occupied/used until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis and publication where appropriate.

4.1.7 Herts and Middlesex Wildlife Trust: (no comment received)

No comments received at the time of drafting report.

4.1.8 Herts Ecology: (No objection)

Thank you for contacting Hertfordshire Ecology on the above. The Grove Hotel complex is an extensive area including the hotel itself (with associated buildings, car parks, hedgerows, and ornamental garden planting.), a golf course, woodland, scattered trees and two artificial lakes. There are two Local Wildlife Sites within its boundary: Heath Wood, designated for its ancient woodland interest; and "Air Raid Shelter, The Grove", designated for its bat interest. There are a number of bat records from the estate, including roost records from some of the buildings. There are also records of Grass snake and Badgers.

I am pleased to see an ecological report has been submitted in support of this application: - Preliminary Ecological Appraisal Report (RSK, December 2018). The application site comprises hardstanding (car park), a small patch of amenity grassland, species-poor hedgerows, some scattered trees and ornamental planting – it is considered to be of limited ecological value, with no anticipated impact to protected species except possibly nesting birds.

No further ecological surveys are considered necessary. Notwithstanding, precautionary measures to avoid an offence of potential disturbance/harm to badgers, bats, birds and reptiles are provided (including covering open trenches overnight or supply them with a plank so any trapped animals can escape; avoid the bird nesting season when undertaking tree works or check the nesting habitat prior to works starting; advice on what to do if a protected species is discovered; and consideration of a wildlife-friendly lighting scheme to avoid light spill onto surrounding habitats and wildlife corridors). I recommend these are taken up.

I understand a few trees are proposed for removal: three individual trees and part of the collection of pleached hornbeams. Any mature trees should be replaced on a two-for-one basis, ideally with native species known to thrive in the area, e.g. hornbeam, oak, beech. I note the concern from the Landscape Officer over a veteran tree (T2.1) has been countered by Landmark Trees with the need to strictly follow arboriculture advice for root protection and no-dig construction methodologies.

Finally, the planning system should aim to deliver overall net gains for biodiversity where possible as laid out in the National Planning Policy Framework and other planning policy documents. Whilst there are limited opportunities for net gain directly associated with this development, there is a significant opportunity to restore an area of grassland previously secured when the hotel and golf course was first established many years ago. To create the car park, an area of species-rich grassland between the buildings and the walled garden was translocated to an area of former arable north of Heath Wood between the adjacent track and M25 spur. This was very successful, but its subsequent management was not secured through any formal agreement as advised and so it has suffered from neglect and indifferent management ever since.

However I consider this can be restored; the site is rather isolated, does not appear to conflict with other management objectives of the estate and could be cut for hay at the very least or even grazed if fenced, as access is good. This could be subject of a simple Landscape Ecology Management Plan and secured through a Section 106 agreement as net gain, which will address the lack of management since the original translocation. It would add considerable ecological and amenity value to this part of The Grove which is otherwise underused, and make the most of the original resources spent in moving the grassland to enable the development to proceed.

4.1.9 Historic England: (No objection)

The Grove is a distinguished multi-date classical country house, with significant fabric from the eighteenth and nineteenth centuries. Its significance is recognised in its listing at Grade II*. In hotel use for several decades, the mansion has previously been extended by the addition of a large wing, and the main block has been remodelled and restored, and its landscape setting enhanced.

It is proposed to add a further block to the existing hotel wing. This extension will be at a considerable distance from the original mansion and will have little or no impact on its character and appearance, nor will it be evident in the key views of the mansion from the adjoining designed landscape as it will be largely screened by the existing wing.

National policy as set out in the NPPF makes clear the government's commitment to sustainable development (para 7 & 8). Heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance (para 184). When considering the impact of a proposed development on the significance of a designated asset, great weight should be given to the assets conservation (para 193). Harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use (para 196).

Recommendation: Historic England has no objection to the application on heritage grounds.

We consider that the application meets the requirements of the NPPF, in particular paragraph numbers 7 and 8.

In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

4.1.10 Three Rivers District Council Landscape Officer (Initial Response): Object

This application is accompanied by an Arboricultural Impact Assessment Report in regard to the four storey extension, and a further addendum in regard to the car park extension. It is a shame that Landmark Trees don't seem to provide a more comprehensive report, to include a tree protection plan and preliminary method statement, for this stage of the planning process, as it would make the proposals in regard to trees much clearer.

However, in regard to the extension I have no objections to the proposed removals, and would probably suggest more, to ease the construction process and provide a more suitable separation from the building once complete.

I do however have significant concerns in regard to the proposed extending of the existing car park, and the impact upon adjacent trees, in particular T2.1 and T2.3. Tree T2.1 is an over-mature veteran, and as such there should be no construction within the RPA of such a tree. The tree report suggests a no-dig construction, but this does not guarantee that

there will be no disturbance, particularly in how the surface will meet with the existing surface, and will result in more hardstanding within the RPA. This is a large site with no doubt a number of alternative areas for additional parking spaces, where they will not impact important high value trees.

In regard to the building extension I do not wish to raise any objections, and would be happy for the additional information to be provided via conditions in the form of a tree protection scheme and an arboricultural method statement, both in accordance with BS5837.

I do wish to raise objections in regard to the extension of the existing car park, as it poses unnecessary risk to a number of trees including two high quality trees.

[OFFICER NOTE: Following receipt of these comments, an amended layout has been proposed for the car parking area and the subsequent consultation response is below].

4.1.11 Three Rivers District Council Landscape Officer (Further Response): (No objections)

The amended layout has addressed all of my previous concerns, and therefore I have no further objections to the proposal.

4.1.12 Three Rivers District Council Conservation Officer: (Comment)

This application is for a four-storey side extension to north west of existing building to provide 76 additional bedrooms, leisure and conference facilities, associated landscaping, and provision of additional car parking spaces throughout the site.

Following a pre-application meeting, the applicant has submitted a full application for an extension to the property. The Grove is a grade II* listed building, currently in use as a hotel (list entry number: 1101580). Within the setting of the property, there is a separately listed stable block, converted for use as a spa (list entry number: 1257689).

As part of the pre-application consultation, I raised concerns regarding the size of the proposed extension. This does not appear to have been altered, therefore I would like to reiterate my initial reservations about the size, height and mass of the proposed new wing of the hotel. The setting of the heritage assets is key to their significance and whilst some harm has already occurred to the listed buildings' setting due to previous alterations and extensions, this should not be exacerbated by further development. In order to prevent further harm, all further extensions or alterations should complement the listed structures, whilst remaining ancillary in appearance and form, so as to not diminish or detract from the listed buildings' significance and historic value. Over development of the site should also be dissuaded.

The proposed extension sits at the same height as the apex of the existing pediments, which are designed to be prominent features within the roofscape. The continuous height of the proposed extension at this level therefore appears bulky, as it is unbroken, and it does not reflect the rhythm of the existing extensions, especially when viewed from the north side of the site. A slight reduction in the height of the new wing, or alterations to the roofline, breaking up the mass of the building, would therefore be preferable. This would ensure the extension does not dominate the setting of the listed structures and does not detract from the appearance of the listed buildings.

Similarly, the proximity between the new wing, the stable block and the walled garden is a cause for concern. Historically distinct, the stable block and walled garden would have contributed to the functioning of the house yet remained ancillary in purpose and appearance. Retaining as much as possible of the distance between the stables, garden and the main house would maintain the historic relationship between the separate functions of each element, and the dominance of the main house within its setting. As proposed, the

new extension will be visible from the walled garden, with greater prominence than the existing range, detracting from the historic separation between the house and the garden and the relative sense of seclusion within.

Nevertheless, the use of contrasting materials should help to mitigate the block-like appearance of the extension, as does the distance between it and the main house. The contemporary appearance of the new wing, as proposed, will provide an interesting counterpart to the appearance of the surrounding buildings and extensions. The use of green walls will also, it is hoped, help to maintain the landscaped, green appearance of the wider setting of the house. In addition, the main views of the listed house, when viewed from afar on the principal approach to the building, will not be affected, due to the position of the new block, which will be largely shielded from view due to the angle and arrangement of the existing extensions.

In conclusion, I feel the proposals will harm the way in which the main house, walled garden and stable block are experienced due to size of the proposed extension, however this harm would be minor, and likely outweighed by the benefits it will bring to the hotel's facilities. The proposed materials for the extension should also ensure it remains sympathetic, yet complimentary, to the historic fabric of the listed structures, and mitigate the impact potentially caused by the size of the new wing. I would recommend that the following conditions are imposed regarding the external finishes of the new wing, should the application be granted consent.

1) Prior to the commencement of works utilising these materials, sample panels of 1 square metre minimum shall be erected on site to show areas of new, exterior walling, and approved in writing by the local planning authority. Where appropriate, these panels shall indicate:

- brick bond, copings, mortar mix, colour and pointing profile,
- render mix, finish and colour
- an example of the 'green/living wall'
- copper cladding.

2) A full maintenance schedule of the 'green/living wall' is provided and instated, to ensure that the external appearance of the extension does not detract from the appearance of the listed buildings.

The works shall be implemented in accordance with the approved details and shall be permanently maintained as such

4.1.13 Victorian Society:

No comments received at the time of drafting report.

4.1.14 Watford Borough Council:

No comments received at the time of drafting report.

4.2 Public/Neighbour Consultation

4.2.1 Number consulted: 10

4.2.2 No of responses received: 0

4.2.3 Site Notices: Displayed 12 June and expired 3 July.

4.2.4 Press notice: Published 7 June and expired 28 June.

5 Reason for Delay

5.1 No delay.

6 Relevant Planning Policy, Guidance and Legislation

6.1 National Planning Policy Framework and National Planning Practice Guidance

In 2019 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 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 Development 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 PSP3, CP1, CP6, CP8, CP10, CP11 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 DM2, DM3, DM4, DM6, DM8, DM9, DM10, DM13 and Appendix 5.

The Site Allocations LDD was adopted in November 2014. Policy SA7 is relevant, along with the adopted Langleybury and The Grove Development Brief (June 2012).

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.

7 Planning Analysis

7.1 Principle of Development

- 7.1.1 The adopted development brief sets out development objectives to enhance the tourism infrastructure, provide for economic benefits in terms of capital investment, additional direct and indirect employment and additional supply chain benefits, and also to meet identified business needs of The Grove. Policy CP6 of the Core Strategy sets out that the Council will support development that sustains parts of the District as attractive business locations. This need has to be balanced against the requirement to protect Green Belt land from inappropriate development, and as such the principle of the proposed development being acceptable would be dependent on the outcome of the consideration of the impact of the proposal on the Green Belt, and the economic impacts of the proposal.
- 7.2 Impact on the Green Belt
- 7.2.1 Policy CP11 of the Core Strategy sets out that the Council will maintain the general extent of the Green Belt in the District and will encourage appropriate positive use of the Green Belt. There will be a presumption against inappropriate development that would not preserve the openness of the Green Belt, or which would conflict with the purpose of including land within it. Policy DM2 of the Development Management Policies notes that “as set out in the NPPF, the construction of new buildings in the Green Belt is inappropriate with certain exceptions...”. These include:
- b) Extensions to Buildings - Extensions to buildings in the Green Belt that are disproportionate in size (individually or cumulatively) to the original building will not be permitted. The building’s proximity and relationship to other buildings and whether it is already, or would become, prominent in the setting and whether it preserves the openness of the Green Belt will be taken into account.*
- 7.2.2 At paragraph 145, the NPPF sets out that “a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:*
- not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.
- 7.2.3 When assessing the proposed development against clause b) of Policy DM2 and c) of the NPPF, it is important to note that the footprint alone of the existing buildings on the site forming the main hotel amount to a total of approximately 7100 square metres. The original (listed) building has an approximate footprint of some 1200 square metres. The proposed extension would have a footprint of approximately 1700 square metres. Therefore, the proposed extension would have a footprint which far exceeds that of the original building. In terms of floor area and volume, it is expected the figures would also be significant. The proposal, taken with the other existing extensions, is therefore considered to result in a disproportionate addition over and above the size of the original building, and would not comply with the abovementioned exception to inappropriate development.
- 7.2.4 When assessing the proposal against paragraph g) of the NPPF, it is noted that part of the proposed development would infill an existing L-shaped space where the existing building steps to the south, and therefore could in isolation be viewed as comprising limited infilling. However, much of the proposal would project forward of the north elevation of the existing building by some 16.3 metres, occupying an area currently used for car parking interspersed with trees and hedging. It would also increase the width of the existing range of built form beyond the western extent of the main building as existing by approximately 11 metres (in

the context of an elevation approximately 214 metres wide). Whilst it is noted that this step to the north would reflect the existing pattern of built development on the site, the proposal would nevertheless provide considerable built development on a car parking area. On this basis, it is considered that the proposed development would be in excess of what could be considered as constituting 'limited infilling' of previously developed land and the proposal would therefore not comply with that exception to inappropriate development.

- 7.2.5 On the basis of the above, the proposed development would constitute inappropriate development in the Green Belt.
- 7.2.6 The National Planning Practice Guidance explains the factors to be taken into account when considering the potential impact of development on the openness of the Green Belt. It confirms that the courts have identified a number of matters which may need to be taken into account, and these include that openness is capable of having both spatial and visual aspects, therefore the visual impact of a proposal may be relevant, as could its volume.
- 7.2.7 Whilst the proposed development would not comply with an exception to inappropriate development, its actual visual impact on the Green Belt should therefore be assessed as being relevant to this case. The applicant has submitted a Landscape and Visual Assessment and this concludes that the proposal would have a negligible effect on the Lower Gade Valley and would not result in the loss or alteration of any features that contribute to its character and distinctiveness. It confirms that there will be no changes to views of the listed mansion seen from outside or within the site and whilst the proposal would be seen in filtered winter views from the walled garden, the effect would be neutral. It also confirms the proposal would not be seen from publicly accessible locations beyond The Grove. It is noted that much of the proposed development would infill an existing L-shape to the existing extension. As a result of this, views of the proposed extension from the immediate south would be limited as the existing building would screen much of the extension. The proposal would be visible from the immediate north, and given its height and forward projection the extension would be apparent – however the existing building sits behind the extension such that there would be very limited change to the existing view in terms of openness when comparing the profile of existing and proposed. The additional 12 metres width in elevation is in the context of an elevation which is approximately 214 metres wide – a 5.5% increase. It must also be taken into account that the proposed development is to be constructed on previously developed land which is currently used as a car park, although the proposed building would have a greater visual impact on openness than a surface level car park. As a result, the actual impact on and reduction of openness is not considered to be significant, having regard to the relationship between the proposed extension and the existing built form.
- 7.2.8 Paragraph 146 of the NPPF sets out that 'certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it'. These include 'engineering operations'. The application includes the formation of additional car parking spaces within the site. These would mainly be installed alongside the existing driveway to the west of the main building, in an area currently used informally for car parking. The parking spaces would be formed of a cellpave ground reinforcement paver which is perforated to allow grass to grow through and around it. This would be surface level only. A larger car parking area would be constructed adjacent to the lodge at the western end of this driveway, again formalising an area currently used on an informal basis for car parking. These car parking areas would involve surface level engineering operations which would preserve openness. The use for parking of cars may have some temporary adverse impact on openness. Having regard to the fact that these areas are already used for car parking, it is not considered that the formalisation would be harmful. As part of the proposal, additional soft landscaping is proposed to improve screening of views from outside the site. This soft landscaping would ensure no adverse impact on the visual amenities of the Green Belt arises from the car parking areas. It is not considered that the car parking areas would conflict with the purposes of including land within the Green Belt.

- 7.2.9 However, notwithstanding the assessment of the car parking area and the potential minimal visual impact on Green Belt openness of the proposed extension, the extension is nevertheless considered to constitute inappropriate development in the Green Belt. The NPPF is clear at paragraph 143 that “Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances”. Paragraph 144 sets out that “When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations”.
- 7.2.10 Therefore, before establishing whether a case for very special circumstances exists which outweighs the harm to the Green Belt, it is necessary to establish whether any other harm results from the proposal.

7.3 Impact on Employment and Economic Development

- 7.3.1 Policy CP6 of the Core Strategy sets out that the Council will support development that ‘sustains parts of the District as attractive areas for business location’, ‘provides an appropriate number of jobs to meet strategic requirements’ and ‘promotes skills and learning of the local workforce’.
- 7.3.2 Chapter 10 of the 2014 Site Allocations LDD refers to Langleybury and The Grove. It explains that whilst proposals for employment sites are set out in chapter 5, economic development may also include leisure and tourism uses. It confirms that since 2003, The Grove hotel has been a commercial success and has become a significant economic asset to the local area and region. It is confirmed that a development brief has been adopted to guide the future development potential, and the main proposals for The Grove site include a new conference facility, and limited extensions to the existing hotel facilities. It should be noted that a new conference facility has been constructed at the site, following a grant of planning permission in 2015. Policy SA7 confirms that proposals for the development of The Grove should be in accordance with the adopted Langleybury and The Grove Development Brief 2012 and any subsequent revisions.
- 7.3.3 This planning application has been accompanied by an Economic Footprint report. This report sets out how The Grove supports approximately 785 direct jobs (and approximately 35% of all Accommodation and Food Service jobs in Three Rivers District). It notes that 56% of all permanent direct employees live within Three Rivers District and Watford Borough, with £15.1million paid in wages to permanent and casual staff in 2017. The Grove sold 49000 rooms in 2017 attracting almost 73000 sleepers. Of these 58000 were resident in Great Britain, with 4900 from the USA. This generated a visitor expenditure of £9.3million. There were 300,000 day visitors in 2017.
- 7.3.4 In terms of its impact on the supply chain, The Grove generates 335 full-time equivalent jobs in the supply chain (230 within Three Rivers District) with £1.5million paid to supply chain businesses in Three Rivers District. The Grove therefore makes a considerable contribution to the local economy and tourism offer to Three Rivers as existing. The evidence provided by the report backs up the statements in the Council’s 2014 Site Allocations Local Development Document that “The Grove has been a commercial success and has become a significant economic asset to the local area and region”.
- 7.3.5 The application has also been accompanied by a report setting out the economic benefits predicted to arise from the proposed development. This confirms that the proposal results in a net increase of 64 bedrooms, improved family leisure facilities which may also be used for conferences, and a family swimming pool. The proposed development is intended to have dual functionality and strengthen The Grove’s overall proposition in relation to both the family break and conference markets. The report states that the proposals will help to

maintain the hotel's market position and ensure its continued success, and generate further economic impacts.

- 7.3.6 In construction terms, the proposal would be delivered at a cost of £28million, over a build period of 24 months. This could result in the equivalent of 240 person-years of direct, temporary employment within the construction industry or 120 direct construction jobs per annum. It would support a further 180 indirect jobs per annum through supply chain impacts and the wage expenditure of direct and supply chain workers over the duration of the build programme, and deliver £20.6 million of Gross Value Added (economic output) per annum.
- 7.3.7 In terms of operational jobs, the proposal would create approximately 30 new employment opportunities (23 full-time posts and 7 part-time posts) across a range of occupation types – equivalent to 26.5 direct FTE jobs. In addition, there would be indirect jobs supported by the supply chain expenditure and by the spending by the additional staff and it is suggested that this results overall in the creation of the equivalent of 36.5 indirect and induced FTE jobs within Three Rivers.
- 7.3.8 Further to this, the report explains that the proposal would strengthen The Grove's proposition in relation to the family break market with enhanced leisure facilities and increased bed stock, and with an average occupancy of 1.5 people per room (from 2017 data) the additional 64 bedrooms could accommodate 96 visitors per night, or 35,040 per annum. Even with an 80% occupancy rate the proposal could generate 28,030 overnight visitors per annum.
- 7.3.9 Finally, in relation to visitor expenditure, the report notes the average expenditure of visitors staying in serviced accommodation in Three Rivers is in the order of £128 per person per night (research from Hertfordshire Tourism). Applying this to the 80% occupancy of the proposed extension results in an additional £3.6 million per annum in visitor expenditure.
- 7.3.10 It is clear from this report and the evidence presented that the proposed development would result in substantial economic benefits, both in the short and long term, and on a temporary and permanent basis. The benefits would not only be realised by the hotel itself, but in the wider Three Rivers economy. These economic benefits are a substantial benefit of the proposed development.
- 7.4 Impact on the character and appearance of the locality, and on the significance of the heritage asset
- 7.4.1 Policy CP1 of the Core Strategy (adopted October 2011) seeks to promote buildings of a high enduring design quality that respect local distinctiveness and Policy CP12 of the Core Strategy (adopted October 2011) 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'. Development should make efficient use of land but should also respect the 'distinctiveness of the surrounding area in terms of density, character, layout and spacing, amenity, scale, height, massing and use of materials'; 'have regard to the local context and conserve or enhance the character, amenities and quality of an area' and 'incorporate visually attractive frontages to adjoining streets and public spaces'.
- 7.4.2 As explained The Grove is a Grade II* Listed Building. The Stables is Grade II Listed. Development Management Policy DM3 sets out that when assessing applications for development, there will be presumption in favour of the retention and enhancement of heritage assets and to putting heritage assets to viable and appropriate uses to secure their future protection. The policy goes on to state that the Council will preserve the District's Listed Buildings and will only support applications where the extension/alteration would not adversely affect its character as a building of special architectural or historic interest both internally or externally or its wider setting. The impact on the character of the area is closely

linked in this instance to the impact on the significance of the heritage assets and the two will be considered together below.

- 7.4.3 In respect of the impact on the Grade II* Listed house, it is noted that the proposed extension would not directly adjoin this house, but would adjoin an existing modern extension. It would be over 120 metres away from the listed house. It would be closer to the listed stables, however it would be screened from the stables by the existing hotel building. In respect of the impact on the main house, the submitted Design, Access and Heritage statement (DAHS) states that the proposal would not impact on the historic fabric of the listed house because it would adjoin a modern extension. In respect of its appearance, the DAHS states “the paired back and contemporary design remains subservient to the detailing on the listed building, and the use of oxidised copper as also seen on the Cedar Suite, links this structure to the wider phasing of development on the site”. It also states “the living wall assists in softening the overall massing of this elevation, allowing the elevation to merge with the surrounding landscape”. The statement explains that views of the main house from the south and east will not be affected and whilst there may be changes to views from the north west, these are not key views and will result in little change from the existing modern extensions.
- 7.4.4 In terms of impacts on the immediate setting of the main house, the DAHS explains that the distance between the extension and the listed house mitigates any impact to the house’s immediate setting. It states that the extension “would read as a natural continuation of the modern ranges to the west, and its contemporary design and materials emphasise its modern nature”.
- 7.4.5 In relation to impacts on the listed Stables, the DAHS sets out that there will be no impact on historic fabric due to the distance between the two. In addition, due to the existing modern extension there will be no impact on the immediate setting of the stables. It explains that when viewed from the east and south the new extension will be obscured almost entirely by the existing extension. When viewed from the west and north there would be little additional impact to existing views and it is argued that the use of materials and living wall will soften the visual impact of the proposal.
- 7.4.6 In respect of the impact on the walled garden, the DAHS confirms the proposal would not impact the fabric of the walled garden. It states there will be minimal impact to views from the walled garden due to the existing high level garden wall and existing screening afforded by mature vegetation and trees which are subject to TPOs. It states that “whilst the proposed extension would be located forward of the existing range, its height will not exceed that of the adjacent parapet and represents a continuity of built form which mirrors that of the garden walls”. Officers note that the height comparison relates to how the proposed extension is viewed on a flat elevational drawing, which will be different to three-dimensional views of the development on site.
- 7.4.7 In their assessment of the proposal, the conservation officer raises reservations in respect of the size, height and mass of the proposed new wing. They note that “the proposed extension sits at the same height as the apex of the existing pediments which are designed to be prominent features within the roofscape” and that “the continuous height of the proposed extension at this level therefore appears bulky as it is unbroken and does not reflect the rhythm of the existing extensions”. The conservation officer also raises concerns in respect of the proximity between the new wing, the stable block and the walled garden, noting that “retaining as much as possible of the distance between the stables, garden and main house would maintain the historic relationship between the separate functions of each element and the dominance of the main house within its setting”. It is noted that “the new extension will be visible from the walled garden, with greater prominence than the existing range, detracting from the historic separation between the house and garden”.
- 7.4.8 The conservation officer goes on to note that the use of contrasting materials should help to mitigate the block-like appearance of the new extension. They also note that the

contemporary appearance of the new wing will provide an interesting counterpart to the appearance of the surrounding buildings and extensions, with the green walls helping to maintain the landscaped and green appearance of the wider setting of the house. In addition, they acknowledge that the main views of the listed house, when viewed from afar on the principal approach to the building, will not be affected.

- 7.4.9 The conservation officer summarises that the proposals will harm the way in which the main house, walled garden and stable block are experienced due to the size of the proposed extension, however this harm would be minor and likely outweighed by the benefits to the hotel's facilities.
- 7.4.10 In response, the applicant considers that the relationship between the House, the Stable Block and the Walled Garden is derived from the siting and orientation of these listed buildings which established a hierarchy of design and functions, and the proposal will not affect this fundamental relationship. They consider that the proposal would have no greater effect than the existing development. The applicant considers that the Walled Garden still maintains its separation as a distinct form within the landscape setting. In terms of functional effects, the applicant considers that the buildings no longer serve their historic function as stables or productive gardens, but maintain a hierarchical relationship as separate and ancillary functions which support The Grove, and the extension will not affect this interrelationship. In terms of visual effects, the applicant notes that the development does not affect any key views or intervisibility between the heritage assets. Whilst they acknowledge the proposal would be visible from the walled garden, this would not give rise to any adverse effects as key views are generally along defined axis and enclosed views formed with soft landscaping. Views from the southern section of the garden are not possible due to the height and proximity of the boundary wall. Views from the northern limits of the Walled Garden take in the expansive foreground of the walled garden, and the TPO trees, so only glimpses of built development can be seen. The proposed materials would further reduce visual impact of the proposal.
- 7.4.11 It is noted that the proposed extension would be within and directly adjacent to the car parking area which is identified within the Development Brief as being part of a 'least visually sensitive area of site' and also close to 'least heritage sensitive area of site'. The proposed extension would infill an L shape and project beyond existing built form. However, much of the proposed development would be read against the massing of the existing building. From the south, the proposal would be screened by the existing extension. From the west and north, much of the proposal would be read against the massing of the existing building. From the east the proposal would appear in terms of its form as a natural continuation of the front building line which steps with different phases of development. In terms of its siting, it is not considered that the proposal would have any adverse impact on the adjacent listed Stables or main House. This is as a result of the distance and intervening development between the structures. In respect of the impact when viewed from the Walled Garden, whilst it is acknowledged the extension would be visible from the Walled Garden, it would remain set some 50 metres from the closest part of the Walled Garden, and much further when taking into account how far from the wall one would need to stand in order to see over it and view the proposed extension. Given the distance, the intervening vegetation and the proposed materiality, it is not considered that the proposal would result in such harm to views from the Walled Garden so as to warrant a reason for refusal.
- 7.4.12 In respect of its appearance, the proposed development would have a maximum height which exceeds that of the majority of the profile of the adjacent extension, but would match the height of the front pediments. Whilst it would not appear subordinate to the existing range of buildings, the proposed extension has been designed with a contemporary appearance, with extensive use of green/living walls and green-coloured pre-patinated copper cladding to the majority of the elevation. The ground floor brickwork would match that of the existing development. The upper floor would be clad in zinc. The use of contemporary materials, along with the proposed design which does not attempt to copy the existing building, are considered to relate well together and reflect the evolution of the

built form within the site. It is considered that the proposal would add additional interest to the front façade, whilst not detracting from the prominence of the listed buildings. The use of green/living wall is considered to soften the visual impact of the proposed extension. Existing views toward the northern elevation from the walled garden take into the belt of TPO trees and ornamental trees in the car park. In summer the green walls would blend with the views of existing greenery. In winter they would maintain a green aspect in these views. The parts of the building not clad in green/living wall would still be seen in views from the walled garden with those views being filtered by the existing vegetation which helps to reduce the prominence and visual impact of the extension.

- 7.4.13 On this basis, it is not considered that the proposed extension would result in an adverse impact on the character or appearance of the existing buildings within the site. Furthermore, the proposal is not considered to result in an adverse impact on the significance of the adjacent heritage assets.
- 7.4.14 The replacement car parking facilities would all be set away from the listed buildings, and in areas which are currently used for both formal and informal car parking. They are set away from the heritage assets and are not considered to have any adverse impact on the significance of the heritage assets or the character or appearance of the site.
- 7.4.15 In terms of other heritage assets, Hertfordshire County Council's Historic Environment Advisor notes that the site is within the wider area of The Grove Estate, a post-medieval house and landscape park where very significant archaeological remains have been found. The submitted Historic Environment Impact Assessment states that no archaeological work is required due in part to the results of a previous trial trenching evaluation. However only one trench was completely within the proposed development area and this is not considered to be sufficient coverage to evaluate the area. Given the exceptionally high significance and quality of archaeological remains in the surrounding area, it is considered necessary for the area to be archaeologically evaluated prior to development. A condition has been suggested, and it is considered that subject to this condition, the proposal would be acceptable in terms of the impact on archaeological significance.

7.5 Impact on amenity of neighbours

- 7.5.1 The proposed extension would adjoin the existing hotel building which itself is fairly central within the extensive grounds. The proposal would be a significant distance from the nearest neighbouring residential properties and as a result is not considered to have an impact on the prospect from or privacy of any neighbouring property.

7.6 Impact on trees and landscaping

- 7.6.1 Development Management Policy DM6 sets out that proposals for new development should be submitted with landscaping proposals which seek to retain trees and other important landscape and nature conservation features. Development proposals on sites which contain existing trees and hedgerows will be expected to retain as many trees and hedgerows as possible.
- 7.6.2 The application site contains a considerable number of trees. Many are protected either by individual Tree Preservation Orders (TPO), group TPOs or woodland TPOs. The extension subject of this application requires the removal of a number of trees to the front of the site within the existing car parking area. T2 (Dogwood), T4 and T9 (both hornbeam), along with sections of G1 (Hornbeam) are proposed for removal. These trees are ornamental and are not protected in their own right. G3 (sycamore) is a poor condition species and works are proposed. Given the siting of these trees, it is not considered that their loss would harm the character or appearance of the building or extension, or the wider setting of the site's grounds.

- 7.6.3 As originally submitted, this application include an extension to the north-western car parking area to provide additional car parking spaces. However, concerns were raised by the Tree Officer in respect of the possible impact of the installation of the new car parking spaces on a Category A veteran tree (sweet chestnut) and a Category A Ash tree. The proposal has since been amended to reduce the number of car parking spaces being proposed in this area. The parking spaces proposed would extend into the RPA of four trees, however the submission explains that a no-dig installation method with above-ground cellular confinement system can be used which would minimise any disturbance to tree roots in this area. Subject to the use of this method, no objections are raised by the Tree Officer to the installation of car parking spaces in this area from an arboricultural perspective.
- 7.6.4 This application introduces additional car parking spaces along the existing driveway which is between the main hotel, and the vehicular access at Grove Mill Lane. There are existing parking spaces along this area and the proposed would be arranged perpendicular to the driveway. In laying out some of these spaces, a number of birch trees would be removed. These trees are not protected, and are not considered to be high quality specimen worthy of protection. Having regard to the small number of birch trees proposed for removal when compared to those birch trees within the plantation which would be retained, it is not considered that the removal would have an adverse impact on the character of the area.
- 7.6.5 The application also includes the installation of additional car parking spaces to the western end of the site adjacent to the existing lodge which is close to the Grove Mill Road entrance, and opposite the junction between Grove Mill Road and Langleybury Lane/Fir Tree Hill. Existing car parking areas would also be more formally delineated. The submission includes the planting of an additional 27 trees in this area, with the details of the precise species to be secured by condition. The proposed trees would act to soften the impact of the formalised car parking area on the wider landscape. They would also fill gaps in the existing hedgerow, further reducing views into the site from the road. On the basis that the new planting would enhance the appearance of the site, would soften the visual impact of the proposed car parking area (which has been observed to be well used currently for car parking on a less formal basis) and would help to compensate for tree loss, it is considered that from a tree and landscape perspective the proposal would be acceptable.

7.7 Highways Implications

- 7.7.1 In terms of the impacts of the proposed development on the Highway, the site is accessed both via Grove Mill Lane and Hempstead Road. Hertfordshire County Council Highways have reviewed the proposal and consider the trip generation values used in the submitted assessment are appropriate. These demonstrate that peak hour traffic movements will not increase to any significant extent as a result of the proposed works.
- 7.7.2 No alterations are proposed to the existing vehicular access points and it is considered that these remain sufficient to accommodate any increases in trips which result from the proposed development. On this basis, no objections are raised with respect to highways impacts.

7.8 Vehicle Parking

- 7.8.1 Appendix 5 of the Development Management Policies sets out car parking standards. In respect of hotel uses, the standards require 1 space per bedroom, 1 space per manager, 2 spaces per 3 staff, 1 space per 5 square metres dining area, 1 space per 3 square metres bar area, 1 space per 5 square metre in conference facility, 1 space per 6 square metres of public area in exhibition hall, plus at least one coach space per 100 bedrooms.
- 7.8.2 The submitted Transport Statement explains that as existing, the site contains 515 marked car parking bays, in addition to an area of hardstanding adjacent to the walled garden which has capacity for 50 vehicles. The applicant has compared the existing car parking provision

to the car parking standards set out at Appendix 5 and this results in a total requirement for 851 car parking spaces to be provided on site as a result of the proposed development (taking into account the existing 215 bedrooms, proposed 64 bedrooms, plus the area of the restaurants, bars, conference facilities and staff). This total number of parking spaces required exceeds the number currently available on site.

- 7.8.3 The applicant has provided further information regarding car parking, and in particular how this was dealt with when planning permission was first granted for the hotel. When planning permission was first granted, 450 parking spaces were proposed. The Inspector noted that the parking spaces proposed are less than what would be required by a rigid application of TRDCs standards (at the time) which would have required 677 spaces (i.e. providing about 67% of the required number). However, the Inspector noted that TRDC's standards "do not take account of the Government's policy of adopting reduced requirements, ensuring that car parking requirements are kept to an operational minimum and not requiring developers to provide more spaces than they themselves wish". In addition, the Inspector noted that "strict application of the standards would involve a significant element of double counting as many visitors would be using all the related facilities including hotel rooms, bars, restaurants and conference halls and many would also use the leisure facilities". For this reason, the Inspector noted the 450 parking spaces would be both adequate to meet the likely demand and consistent with Government objectives.
- 7.8.4 The applicant's agent has confirmed that the Inspector's suggestion that many visitors would use the related facilities has proven to be the case over the last 16 years since opening. In addition to the car parking, the applicant has implemented measures to maximise the use of non-car modes by adopting a detailed travel plan which includes the provision of two staff coaches to transfer staff from local stations and centres to the site. The coaches are popular and have proven effective with a high proportion of staff arriving on site by non-car modes.
- 7.8.5 A parking survey undertaken in December 2018 found peak occupancy of the car park was 397 spaces in use (i.e. 70% of spaces occupied) during the day. The statement acknowledges that there are currently occasions when the hotel is fully occupied and/or is hosting an event that the car park is fully utilised. On such occasions, the hotel's management have a strategy to minimise the likelihood of parking over-spilling into surrounding roads, which includes encouraging staff to travel by more sustainable transport modes, encouraging staff to car share, and opening a temporary overspill car park for staff adjacent to the walled garden. However in general the hotel has sufficient car parking to meet typical demand.
- 7.8.6 This application would result in the loss of 61 standard car parking spaces and 2 disabled spaces. The site layout includes the provision of additional car parking within the site, such that 62 spaces will be provided. Six additional cycle parking spaces will also be provided and new disabled spaces will be marked out within the existing car parking area. Therefore the total number of parking spaces within the site would increase to 516 (an increase of one and providing approximately 60% of the required number).
- 7.8.7 Whilst 76 bedrooms are proposed as part of this development, a number are lost as part of the proposed works such that the net increase in bedrooms across the site is 64.
- 7.8.8 In addition to the bedrooms, the proposal includes further leisure and conference facilities. In terms of the leisure facilities, these are intended to supplement to the existing leisure offer at the hotel such that they would not attract any new trips to the hotel. The proposal would have the ability to be used for conferences, and this may attract additional visitors to the site.
- 7.8.9 The submitted Transport Statement estimates daily occupancy of the car park to be around 418 spaces (or 74%) utilised. On this basis, the likelihood for parking to overspill into the surrounding roads is low. The Statement confirms that the hotel will continue to operate a

management regime, and it is considered reasonable and necessary to require a car parking management plan for the site to be secured by condition as part of this development, to ensure the car parking is managed to the LPA's satisfaction.

- 7.8.10 Subject to receipt of a car parking management plan to detail the existing and proposed car parking management arrangements, and having regard to the location of the site, the extent of existing formal and informal car parking areas, and the distance from the highway, it is not considered that the resultant car parking provision would result in any demonstrable harm to highway safety or the free flow of traffic in the vicinity.

7.9 Wildlife and Biodiversity

- 7.9.1 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.

- 7.9.2 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.

- 7.9.3 The application has been submitted with a Biodiversity Checklist and a Preliminary Ecological Appraisal Report. The report summarises that the proposed development site has unsuitable habitat and is isolated from suitable habitat for Great Crested Newts and reptiles, and therefore the species are considered absent from the site. There is no suitable habitat for badgers in which to construct a sett. The development works are considered to have a negligible potential for impacting roosting bat species. It is noted that the overall site has a high potential for foraging and commuting bats, however the proposal would have a negligible effect on that potential. The submitted appraisal recommends planting of native species, and the provision of bat boxes. The applicant has confirmed that it is possible to incorporate bat boxes into the design of the building, and it is considered both reasonable and necessary condition this.

- 7.9.4 Herts Ecology have reviewed the submission and confirm that the application site is considered to be of limited ecological value, with no anticipated impact to protected species. They confirm that precautionary measures should be taken to avoid disturbance to badgers, bats, birds and reptiles.

- 7.9.5 Herts Ecology have confirmed the planning system should aim to deliver overall net gains for biodiversity where possible, and have suggested a Landscape Ecology Management Plan be secured to secure the management of an area of species-rich grassland which was translocated north of Heath Wood to enable the creation of the car park when the hotel was established. Whilst the biodiversity benefits of this are noted, it is not considered that this would comply with the tests for conditions set out within the NPPF as this would not be relevant and directly related to the development subject of the current application.

- 7.9.6 However, it is considered reasonable and necessary to secure biodiversity benefits through the installation of bat boxes within the proposed development and this would be secured by condition. These would be in addition to the biodiversity benefits that would arise from the installation of substantial areas of Green Wall which, whilst not quantifiable would clearly be applicable.

7.10 Sustainability

- 7.10.1 Paragraph 148 of the NPPF states that “The planning system should support the transition to a low carbon future” and should “help to shape places to secure radical reductions in greenhouse gas emissions, minimising vulnerability and improve resilience”.
- 7.10.2 Policy CP1 of the Core Strategy requires the submission of an Energy and Sustainability Statement demonstrating the extent to which sustainability principles have been incorporated into the location, design, construction and future use of proposals and the expected carbon emissions.
- 7.10.3 Policy DM4 of the DMLDD requires applicants to demonstrate that development will produce 5% less carbon dioxide emissions than Building Regulations Part L (2013) requirements having regard to feasibility and viability. This may be achieved through a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, connection to a local, decentralised, renewable or low carbon energy supply. The policy states that from 2016, applicants will be required to demonstrate that new residential development will be zero carbon. However, the Government has announced that it is not pursuing zero carbon and the standard remains that development should produce 5% less carbon dioxide emissions than Building Regulations Part L (2013) requirements having regard to feasibility and viability.
- 7.10.4 This application has been accompanied by an Energy Statement. This has considered a number of options in order to meet the 5% reduction require by Policy DM4. The use of photovoltaic panels has been discounted, as a 900 square metre area would be required to offset the CO₂ emissions and there is not sufficient space on the proposed extension. It is noted that 980 square metres of photovoltaic panels has recently been installed by the hotel and could help contribute toward the required reduction.
- 7.10.5 The Energy Statement notes that a gas fired CHP (Combined Heat-Power) unit would provide adequate reduction in CO₂ emissions, and also confirms that there are plans to install a site-wide CHP unit at The Grove which would go above and beyond the 5% reduction. Site wide CHP is not subject of the current application, however the proposal explains that a CHP unit within the proposed building would be sufficient to meet the 5% reduction and subject to a condition securing the provision of CHP, on this basis it is considered that the proposal would meet the requirements of DM4.
- 7.11 Flood Risk and Drainage
- 7.11.1 In respect of flood risk, the application site is on relatively high ground and is not within an area prone to fluvial flooding.
- 7.11.2 In respect of drainage, the Lead Local Flood Authority initially raised objections to the proposed development as set out at paragraph 4.1.4 above. The objection is as a result of insufficient information being provided to enable a full assessment to be made. Following receipt of this objection, the applicant has submitted further information, including a Ground Investigation Report, Drainage Operation and Maintenance Statement, and a letter responding to the LLFA’s comments. The amended information is currently being assessed by the LLFA, however at the time of completing this report a response has not been received. Any response received will be updated verbally at the committee meeting.
- 7.12 Refuse and Recycling
- 7.12.1 Policy DM10 (Waste Management) of the DMLDD advises that the Council will ensure that there is adequate provision for the storage and recycling of waste and that these facilities are fully integrated into design proposals. New developments will only be supported where:
- i) The siting or design of waste/recycling areas would not result in any adverse impact to residential or work place amenity

- ii) Waste/recycling areas can be easily accessed (and moved) by occupiers and by local authority/private waste providers
- iii) There would be no obstruction of pedestrian, cyclists or driver site lines

7.12.2 The proposed extension would be adjacent to the existing bin storage area. The proposal would include services which integrate with the hotel's existing services and facilities, and the existing refuse storage area will remain appropriate for use. On this basis, it is considered that adequate provision is made for the storage and recycling of waste. Hertfordshire County Council Minerals and Waste team have recommended a Site Waste Management Plan be secured by condition, to enable the appropriate management of waste generated from demolition and construction works.

7.13 Very Special Circumstances and Conclusion

7.13.1 As noted at 7.2.6 above, in Green Belt terms the proposal is considered to constitute inappropriate development. The NPPF is clear at paragraph 143 that "Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances". Paragraph 144 sets out that "When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations".

7.13.2 In terms of actual harm to the visual amenities of the Green Belt, caused by the visual impact of the proposal, it is noted that the proposed extension would in part infill an existing L-shape within the existing built form and this limits the true visual intrusion on the Green Belt and its openness. Views of the existing building would only have limited impacts as a result of the existing built form.

7.13.3 Having undertaken a thorough assessment of the proposed development above, it is concluded that there would be no adverse impact on biodiversity. No objections have been raised in respect of potential highways impacts and the proposal would meet the council's sustainability requirements and would provide a satisfactory level of car parking having regard to the approved car parking and the nature of the uses. Whilst some trees would be removed to facilitate the proposed development, these are few in number and additional planting is proposed around this site which is already surrounded by woodland.

7.13.4 The proposed extension is considered to be of a high quality design, with the use of modern materials to contrast well with the existing building whilst also relating well to existing modern additions. The use of a green wall would have some biodiversity benefits in addition to providing an alternative wall cladding system. The provision of replacement trees would also act to enhance biodiversity and general tree coverage within the site. The new car parking spaces would be formed of a cellpave product which minimises its visual impact on the area and its impact on surface water flows. The green walls and replacement trees would represent environmental benefits to the proposed development.

7.13.5 Overall, it is considered that the proposed development would not harm the significance of the listed buildings given its design, its siting and the extent of existing development around it.

7.13.6 The applicant has also demonstrated the economic benefits of the proposal, both direct and indirect impacts, and both temporary during and as a result of construction, as well as the longer term benefits once the proposed development is operational. The proposal has demonstrated it would result in economic benefits but also social benefits in terms of job and income generation for the wider area and employed staff. No other harm has been identified.

7.13.7 Taking into account the environmental, economic and social benefits of the proposed development, the high quality design, and the limited actual impact on Green Belt openness caused by the proposed development, it is considered that taken together the proposal does benefit from Very Special Circumstances which outweigh the harm caused to the Green Belt by inappropriateness. On this basis, the proposed development is recommended for approval.

8 Recommendation

8.1 That subject to no new material considerations being raised, and subject to no objections being raised to the proposal by the Secretary of State, PLANNING PERMISSION BE GRANTED subject to the conditions listed below or if the Secretary of State raises objections, Planning Permission be refused in light of their findings:

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: 100 Rev C, A110, A111, A112, A113, A200 Rev B, A201, A202 Rev A, A203 Rev A, A204 Rev A, A205 Rev A, A207 Rev B, A208 Rev B, A209, A210, A211, A212, A2013 Rev A, A214, A231, A232, A233, A234, A235, A301, A302, GP001F, GP02B, GP003.

Reason: For the avoidance of doubt, in the proper interests of planning and in accordance with PSP3, CP1, CP6, CP8, CP10, CP11 and CP12 of the Core Strategy (adopted October 2011) and DM2, DM3, DM4, DM6, DM8, DM9, DM10, DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

C3 Before any building operations above ground level in connection with the extension hereby approved commence, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a sample panel to show areas of new external walls demonstrating proposed brick, brick bond, copings, mortar mix, colour and pointing profile, an example of the green/living wall, details of copper cladding and any other external materials. The development shall thereafter be implemented only in accordance with the details approved by this condition.

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 DM3 of the Development Management Policies LDD (adopted July 2013).

C4 No development shall take place above ground level in respect of the extension hereby approved until details of Biodiversity Enhancement measures to be installed within the building have been submitted to and approved by the Local Planning Authority. The measures shall thereafter be installed in accordance with the approved details before the first occupation of the development hereby approved.

Reason: This is a condition in the interests of safeguarding protected species 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).

- C5 The extension hereby permitted shall not be first occupied until the additional car parking spaces shown to be provided on Drawing No. GP001 Rev F have all been constructed and made available for parking in accordance with the details on Drawing No GP003.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to highway users in the interests of safety in accordance with Policies CP1, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

- C6 No development shall take place in relation to the construction of the additional car parking spaces until there has been submitted to and approved in writing by the Local Planning Authority a scheme of 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 and full specification of the proposed planting.

All soft landscaping works required by the approved scheme shall be carried out before the end of the first planting and seeding season following first occupation of any part of the approved development or completion of the development, whichever is sooner.

If any existing tree shown to be retained, or the proposed soft landscaping, are removed, die, become severely damaged or diseased within five years of the completion of development they shall be replaced with trees or shrubs of appropriate size and species in the next planting season (i.e. November to March inclusive).

Reason: This condition is required to ensure the completed scheme has a satisfactory visual impact on the character and appearance of the area. It is required to enable the LPA to assess in full the replacement landscaping requirement before any works take place, and to ensure trees to be retained are protected before any works commence in the interests of the visual amenity of the area 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 Prior to the first occupation of the extension hereby permitted, a full maintenance schedule for the proposed living/green wall shall be submitted to and approved in writing by the Local Planning Authority. This should include management responsibilities, timescales and maintenance schedules for the living/green wall. The landscape management plan shall thereafter be carried out as approved.

Reason: To ensure that the approved cladding is satisfactorily maintained, in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM3 and DM6 of the Development Management Policies LDD (adopted July 2013).

- C8 No development or other operation shall commence on site in connection with the formation of the five new car parking spaces to the northern car parking area until an arboricultural method statement (prepared in accordance with BS: 5837 (2012) 'Trees in relation to design, demolition and construction') has been submitted to and approved in writing by the Local Planning Authority. This method statement shall include details of timetables of works, removal of material from the site, importation and storage of building materials, tree protection measures, methods of excavation and construction methods for the proposed car parking spaces.

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 protective measures, including fencing, shall be undertaken in full 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. 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 required to ensure that no development takes place until appropriate measures are taken to prevent damage being caused to trees during construction, 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).

- C9 Prior to the first occupation of the extension hereby permitted, a Car Parking Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Management Plan shall explain how the provision and allocation of car parking spaces for staff and guests will be managed at times of peak demand, and how the use of non-car modes of transport will be encouraged.

The development shall thereafter be operated and implemented in accordance with the approved Car Parking Management Plan.

Reasons: In the interests of highway safety and the free flow of traffic and to ensure adequate car parking provision 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).

- C10 A) No development shall be implemented in connection with this planning permission until an Archaeological Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of archaeological significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme and methodology of site investigation and recording as suggested by the evaluation
3. The programme for post investigation assessment
4. Provision to be made for analysis of the site investigation and recording
5. Provision to be made for publication and dissemination of the analysis and records of the site investigation
6. Provision to be made for archive deposition of the analysis and records of the site investigation
7. Nomination of a competent person or persons/organisation to undertake the works set out within the Archaeological Written Scheme of Investigation.

B) The development shall be implemented only in accordance with the programme of archaeological works set out in the Written Scheme of Investigation approved under part A above.

C) The development shall not be first occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set

out in the Written Scheme of Investigation approved under part A and the provision made for analysis and publication where appropriate.

Reason: This condition is a pre commencement condition to define, in advance of any development commencing, the details of evaluation/mitigation necessary to protect any archaeological remains present within the development site. The significance of heritage assets with archaeological interest can be harmed/destroyed by development. This is in accordance with NPPF guidance, Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM3 of the Development Management Policies LDD (adopted July 2013).

- C11 Prior to the commencement of development works on the extension hereby approved, details of the proposed CHP installation to serve the proposed extension shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the location and specification of the equipment, with confirmation that the equipment would meet the CO2 reductions as set out in the submitted Energy Statement by Anderson Green (dated November 2018). The CHP shall be installed in accordance with the details approved by this condition prior to the first occupation of the extension hereby permitted.

Reason: This condition is required in order to ensure that the development will meet the requirements of Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM4 of the Development Management Policies LDD (adopted July 2013) and to make as full a contribution to sustainable development principles as possible.

- C12 Prior to the commencement of development, including any demolition, a Site Waste Management Plan (SWMP) shall be submitted to and approved in writing by the Local Planning Authority. The SWMP should aim to reduce the amount of waste being produced on site and should contain information including types of waste removed from the site and where that waste is being taken to. The development shall be carried out in accordance with the approved SWMP.

Reason: This is a pre commencement condition to promote sustainable development and meet the requirements of Policy CP1 of the Core Strategy (adopted October 2011), Policy DM10 of the Development Management Policies LDD (adopted July 2013) and Policy 12 of the adopted Hertfordshire County Council Waste Core Strategy and Development Management Policies Development Plan Document (2012).

- C13 The development shall not begin until full details of all proposed vehicle access, movements, parking arrangements and wheel washing facilities proposed during the construction period have been submitted to and approved in writing by the Local Planning Authority. Details should be submitted in the form of a Construction Management Plan.

The approved Construction Management Plan shall be adhered to throughout the construction period.

Reason; In order 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).

8.2 **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 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.

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 applicant and/or their agent and the Local Planning Authority engaged in pre-application discussions which result in a form of development that maintains/improves the economic, social and environmental conditions of the District.
- 14 The applicant is reminded that precautionary measures should be used to avoid causing potential disturbance or harm to badgers, bats, birds and reptiles. These would include (but are not limited to) covering open trenches overnight or supply them with a plank so any trapped animals can escape; avoid the bird nesting season when undertaking tree works or check the nesting habitat prior to works starting; advice on what to do if a protected species is discovered; and consideration of a wildlife-friendly lighting scheme to avoid light spill onto surrounding habitats and wildlife corridors.

8.3 That LISTED BUILDING CONSENT BE GRANTED subject to the conditions listed below:

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

Reason: To comply with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- C2 The development hereby permitted shall be carried out in accordance with the following approved plans: 100 Rev C, A110, A111, A112, A113, A200 Rev B, A201, A202 Rev A, A203 Rev A, A204 Rev A, A205 Rev A, A207 Rev B, A208 Rev B, A209, A210, A211, A212, A2013 Rev A, A214, A231, A232, A233, A234, A235, A301, A302, GP001F, GP02B, GP003.

Reason: For the avoidance of doubt, in the proper interests of planning and in accordance with PSP3, CP1, CP6, CP8, CP10, CP11 and CP12 of the Core Strategy (adopted October 2011) and DM2, DM3, DM4, DM6, DM8, DM9, DM10, DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013).

- C3 Before any building operations above ground level in connection with the extension hereby approved commence, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a sample panel to show areas of new external walls demonstrating proposed brick, brick bond, copings, mortar mix, colour and pointing profile, an example of the green/living wall, details of copper cladding and any other external materials. The development shall thereafter be implemented only in accordance with the details approved by this condition.

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 DM3 of the Development Management Policies LDD (adopted July 2013).

8.4 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 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.

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 applicant and/or their agent and the Local Planning Authority engaged in pre-application discussions which result in a form of development that maintains/improves the economic, social and environmental conditions of the District.
- 14 The applicant is reminded that precautionary measures should be used to avoid causing potential disturbance or harm to badgers, bats, birds and reptiles. These would include (but are not limited to) covering open trenches overnight or supply them with a plank so any trapped animals can escape; avoid the bird nesting season when undertaking tree works or check the nesting habitat prior to works starting; advice on what to do if a protected species is discovered; and consideration of a wildlife-friendly lighting scheme to avoid light spill onto surrounding habitats and wildlife corridors.