

Addendum to Agenda Item 6: 20/0589/FUL - Part single, part two storey side extensions, single storey rear extension and connection of outbuilding to main dwelling, loft conversion including extension to roof, increase in ridge height and installation of front and rear dormers and construction of raised terraces at PIMLICO HOUSE, HYDE LANE, NASH MILLS, HP3 8SA.

As set out in the Committee report, this application was deferred at the May Planning Committee by Members in order for Officers to assess a set of amended plans for a reduced scheme, which had been forwarded to Committee Members prior to the meeting. It was requested at the meeting that the drawings be issued to the Planning Officer by Friday 5 June in order that they could be considered ahead of the report deadline for June Planning Committee. Officers also requested additional information to support the applicant's assertion that the cottage is original. Additional information had been sought by officers throughout the application process.

Amended plans were received by the requested deadline and officers considered these addressed the previous reason for refusal relating to the impact on the character of the existing building. However, it was considered that the submitted maps did not sufficiently demonstrate that the cottage was constructed prior to 1948. In addition, no evidence was provided that the submitted photograph was accompanied by any specific date. Therefore officers considered that there was not sufficient evidence to demonstrate that the cottage is original as part of the current application.

Following publication of the committee report, further information has now been submitted to officers (and direct to Members). This includes an image of the rear of the photograph, showing text and a date for the text. Evidence has also been provided from a previous occupant of the application dwelling, and this evidence also accords with information contained within a published local history book. Having reviewed the additional information submitted, officers are of the view that sufficient evidence has been provided to demonstrate beyond reasonable doubt that the cottage is original.

Therefore, in relation to the impact on the Green Belt, the proposed development as amended would result in an approximate 44% increase over the floorspace of the 'original' dwelling. This increase is not considered to represent a disproportionate addition and therefore the development would not be inappropriate within the Green Belt.

Accordingly, the recommendation at Section 8 should be amended to read:

That PLANNING PERMISSION BE GRANTED subject to the following conditions:

Condition 1 – Standard Time Limit

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.

Condition 2 – In Accordance with Approved Plans

The development hereby permitted shall be carried out in accordance with the following approved plans: TRDC 001 (Location Plan), 1222 SK100A, 1222 SK101A, 1222 SK102, 1222 SK103E, 1222 SK104G and 1222 SK105G.

Reason: For the avoidance of doubt and in the proper interests of planning and in the interests of the visual amenities of the area and residential amenity of neighbouring occupiers, in accordance with Policies CP1, CP9, CP10, CP11 and CP12 of the Core Strategy (adopted

October 2011) and Policies DM1, DM2, DM6, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013).

Condition 3 - Materials to Match Existing Building

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

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

Informatives:

I1 With regard to implementing this permission, the applicant is advised as follows:

All relevant planning conditions must be discharged prior to the commencement of work. Requests to discharge conditions must be made by formal application. Fees are £116 per request (or £34 where the related permission is for extending or altering a dwellinghouse or other development in the curtilage of a dwellinghouse). Please note that requests made without the appropriate fee will be returned unanswered.

There may be a requirement for the approved development to comply with the Building Regulations. Please contact Hertfordshire Building Control (HBC) on 0208 207 7456 or at buildingcontrol@hertfordshirebc.co.uk 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. If your development is CIL liable, even if you have been granted exemption from the levy, please be advised that before commencement of any works it is a requirement under Regulation 67 of The Community Infrastructure Levy Regulations 2010 (As Amended) that CIL form 6 (Commencement Notice) must be completed, returned and acknowledged by Three Rivers District Council before building works start. Failure to do so will mean you lose the right to payment by instalments (where applicable), and a surcharge will be imposed. However, please note that a Commencement Notice is not required for residential extensions IF relief has been granted.

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

Where possible, energy saving and water harvesting measures should be incorporated. Any external changes to the building which may be subsequently required should be discussed with the Council's Development Management Section prior to the commencement of work.

I2 The applicant is reminded that the Control of Pollution Act 1974 allows local authorities to restrict construction activity (where work is audible at the site boundary). In Three Rivers such work audible at the site boundary, including deliveries to the site and running of equipment such as generators, should be restricted to 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturdays and not at all on Sundays and Bank Holidays.

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

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

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

The UK Bat Helpline: 0845 1300 228

Natural England: 0300 060 3900

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

or an appropriately qualified and experienced ecologist.

(As an alternative to proceeding with caution, the applicant may wish to commission an ecological consultant before works start to determine whether or not bats are present).