

PLANNING COMMITTEE – 15 OCTOBER 2020

PART I - DELEGATED

7. **20/1476/FUL - Variation of condition 2 (approved plans) of planning permission 20/0654/FUL (Conversion of agricultural barn into a single residential dwelling with associated access, demolition of stable and erection of a new outbuilding) to include relocation of replacement outbuilding including new garden store and home office at BARN SOUTH EAST OF OLD MILL HOUSE, SOLESBRIDGE LANE, CHORLEYWOOD, WD3 5SX (DCES)**

Parish: Chorleywood Parish Council
Expiry of Statutory Period: 23.09.2020

Ward: Chorleywood North And Sarratt
Case Officer: Scott Volker

Recommendation: That Planning Permission be granted.

Reason for consideration by the Committee: This application is brought before the Committee as it has been called-in by the Parish Council.

1 Relevant Planning History

- 1.1 18/0510/FUL - Conversion of the existing agricultural barn into residential use as a single dwellinghouse including extensions and alterations to building, with associated residential curtilage, hardstanding and construction of detached ancillary building to be used as a garage – Refused June 2018 for the following reasons:

R1 The proposed development would have a greater impact on the openness of the Green Belt than the existing use and would therefore result in an inappropriate and harmful form of development within the Green Belt. No very special circumstances exist to outweigh the harm that would be caused by the proposed development by virtue of its inappropriateness and actual harm. The proposed development would therefore be contrary to Policies CP11 and CP12 of the Core Strategy (adopted October 2011), Policies DM2 and DM7 of the Development Management Policies LDD (adopted July 2013) and the NPPF.

R2 The proposal would harm the significance of the Grade II Listed Building through the internal alterations and change of use. The development would therefore result in significant harm to a heritage asset and would be contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM3 of the Development Management Policies LDD (adopted July 2013).

- 1.2 18/0511/LBC - Listed Building Consent: Conversion of the existing agricultural barn into residential use as a single dwellinghouse including extensions and alterations to building, with associated residential curtilage, hardstanding and construction of detached ancillary building to be used as a garage – Refused May 2018 for the following reason:

R1 The proposal would harm the significance of the Grade II Listed Building through the internal alterations and change of use. The development would therefore result in significant harm to a heritage asset and would be contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM3 of the Development Management Policies LDD (adopted July 2013).

- 1.3 18/1560/FUL - Conversion of agricultural barn into a single residential dwelling with associated access, demolition of stable and erection of direct replacement for ancillary storage use – Refused September 2018 for the following reasons:

R1 The proposed development would have a greater impact on the openness of the Green Belt than the existing use and would therefore result in an inappropriate and harmful form

of development within the Green Belt. No very special circumstances exist to outweigh the harm that would be caused by the proposed development by virtue of its inappropriateness and actual harm. The proposed development would therefore be contrary to Policies CP11 and CP12 of the Core Strategy (adopted October 2011), Policies DM2 and DM7 of the Development Management Policies LDD (adopted July 2013) and the NPPF.

R2 The proposal would harm the significance of the Grade II Listed Building through the internal alterations and change of use. The development would therefore result in significant harm to a heritage asset and would be contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM3 of the Development Management Policies LDD (adopted July 2013).

- 1.4 18/1561/LBC – Listed Building Consent: Conversion of agricultural barn into a single residential dwelling with associated access, demolition of stable and erection of direct replacement for ancillary storage use – Refused September 2019 for the following reason:

R1 The proposal would harm the significance of the Grade II Listed Building through the internal alterations and change of use. The development would therefore result in significant harm to a heritage asset and would be contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM3 of the Development Management Policies LDD (adopted July 2013).

Following refusal of both 18/1560/FUL and 18/1561/LBC appeals were lodged referenced APP/P1940/W/18/3217074 and APP/P1940/Y/18/3217071. Both appeals were subsequently dismissed by the Planning Inspector in November 2019.

- 1.5 20/0654/FUL - Conversion of agricultural barn into a single residential dwelling with associated access, demolition of stable and erection of a new outbuilding – Permitted May 2020; not implemented.
- 1.6 20/0655/LBC - Listed Building Consent: Conversion of agricultural barn into a single residential dwelling with associated access, demolition of stable and erection of direct replacement for ancillary storage use – Permitted May 2020; not implemented.
- 1.7 20/1485/LBC - Variation to Condition 2 (approved plans) relating to listed building consent 20/0655/LBC to allow alterations to windows on rear and flank elevation – Pending Consideration.

2 Description of Application Site

- 2.1 The application site is located on the southern side of Solesbridge Lane and to the east of the M25. The application site is located adjacent to the Old Mill House which is a Grade II Listed Building and the site once formed part of the grounds of Old Mill House.
- 2.2 The application site measures approximately 2,750sq. metres and contains a C17 Grade II Listed Barn. The listing of the barn on the Historic England website is as follows:
- 'Barn. C17. Timber frame on a brick base. Weather boarded. Tiled roof. 5 bays. C19 lean-to out shut to rear with small wing, probably stable, at far end. 2 light windows at far end. Interior not inspected. Included for group value.'*
- 2.3 The barn has been extended with a C19 lean-to out-shut to rear. To the south and in close proximity to the barn is a single storey stable building. The site is relatively open and there are no boundary treatments enclosing the site to the east and south. To the south is a large pond with the River Chess running along the eastern side of the site and the M25 to west.
- 2.4 The site is accessed by a long driveway from Solesbridge Lane which serves the application site, Old Mill House, The Bungalow and Laundry Cottage to the south. Old Mill House is located to the north of the application site and approximately 12 metres from the application

barn. The Bungalow and Laundry Cottage are located on the eastern side of the River Chess.

- 2.5 The site is located both within the Outer Loudwater Conservation Area and the Metropolitan Green Belt.

3 Description of Proposed Development

- 3.1 This application seeks planning permission to vary condition 2 (Plan Numbers) of planning permission 20/0654/FUL to include relocation of replacement outbuilding including new garden store and home office.

- 3.2 Application 20/0654/FUL was granted planning permission for the conversion of the existing agricultural barn into a single residential dwelling with associated access, demolition of stable building and erection of a new outbuilding. The development description for the application was described as the following:

'This proposal is for the conversion of an agricultural barn into a single residential dwelling with associated access, demolition of an existing ancillary stable and erection of direct replacement for ancillary storage use.

The existing barn and 19th Century single storey extension are to be converted into an open-plan living area, large kitchen and dining area and two bedrooms at ground floor level with a mezzanine floor level above providing a third bedroom and en-suite bathroom. Glazing is proposed to all elevations at ground floor level with additional glazing proposed at first floor level within the north elevation. A rooflight is proposed within both the front and rear roofslope of the barn.

The existing stable building would be removed and replaced with a new ancillary building to be used for storage purposes. This building would hold the same footprint as the building it replaces measuring 5.4 metres in depth and 7.4 metres in width and would be sited 0.8 metres to the south of the converted barn. The building would have a truncated roof form with a maximum height of 4.1 metres; sloping down to an eaves height of 2.4 metres at the front and 1.7 metres at the rear.

A gravel pathway would be constructed leading from the existing tarmac driveway of Old Mill House to the main entrance of the new dwelling.'

- 3.3 This current application now seeks amendments to the previously approved scheme to propose alterations to the replacement ancillary stable block. The outbuilding as proposed would measure 9.1 metres in width and 5.6 metres in depth (including a 1.4 metres deep covered wood store); an increase of 1.7 metres in width and 0.2 metres in depth. The outbuilding would have a truncated pitched roof with a ridge height measuring 3.8 metres; sloping down to an eaves height of 2.6 metres at the front and 1.8 metres at the rear. The overall height of the building has been reduced by 0.3 metres in comparison to the previously approved scheme. The building would be re-positioned so that it would be set back 4.2 metres from the principal elevation of the converted barn with distance of 2.5 metres between the two buildings. Glazing is proposed within the front and northern flank elevation which faces towards the converted barn. Two doors are proposed within the front elevation to access a Home Office and a Stable/Garden Store.
- 3.4 Amended plans were received during the course of the application to alter its footprint to increase it by 4sq. metres; its roof form and to reduce the extent of glazing contained within its elevations and the proposed materials.
- 3.5 The ancillary building would be built using the materials listed below to match the appearance of the converted barn and the details agreed under Discharge of Condition application 20/1480/DIS.

Roof Tiles – Hanbury Burmarsh Multi Handmade by Spicer Hand-made Tiles and Fittings
Plinth – Old Coachhouse Code 70 Bricks by Traditional Brick 7 Stone Ltd. laid in English Bond
Weatherboarding – Stained timber, colour to be black and featheredged

4 Consultation

4.1 Statutory Consultation

4.1.1 Chorleywood Parish Council: [Objection – Call In]

The Committee object to this application on the following grounds and wish to CALL IN, unless the Officers are minded to refuse the application.

- *The need for fencing has not been justified.*
- *Contrived development*
- *Concerns relating to the increase in volume and size of the outbuilding.*
- *Insufficient information has been provided to make a thorough assessment of this application (e.g. floor plans)*
- *Should the application be approved, a condition must be placed on this development to ensure it is not to be used as a separate dwelling.*

4.1.2 Herts Ecology: [No objection subject to conditions]

We previously commented on development proposals at this address (20/0654/FUL on 26/05/2020) and have no specific comments to make on the variation of Approved Plans, other than our previous comments on bats, badgers and birds are still valid:

Recommendation 5.3 (Birds) in Section 5 of ‘Bat Activity Surveys, Badger Survey and Bat Method Statement’ (2017/2018) is still valid and should be followed by condition.

Recommendations 5.1 and 5.2 of the above-mentioned report are now covered in the updated Bat and Badger Method Statement enclosed with the ‘Updated Bat Roost Assessment’ (2020), and this should be followed by condition.

4.1.3 Environment Agency: [No objection]

Thank you for consulting us on the above Variation of Condition application on 31 July 2020. We have no objection to the proposed relocation of the replacement outbuilding based on the submitted plans. However, we would object to any further encroachment beyond the existing line of the building.

As the development includes works within 8 metres of the River Chess, designated a Main River, the applicant will need to apply for a Flood Risk Activity Permit. As such, please include the following informative on any permission given.

Informative:

Flood Risk Activity Permit

The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- o *on or within 8 metres of a main river (16 metres if tidal)*
- o *on or within 8 metres of a flood defence structure or culvert (16 metres if tidal)*
- o *on or within 16 metres of a sea defence*
- o *involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert*

- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact our National Customer Contact Centre on 03702 422 549. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.

4.1.4 Conservation Officer: [Initial objection]

This application is for the variation of Condition 2 (Approved Plans) of planning permission 20/0654/FUL (Conversion of agricultural barn into a single residential dwelling with associated access, demolition of stable and erection of a new outbuilding) to include relocation of replacement outbuilding including new garden store and home office.

The barn is a Grade II listed (list entry no. 1100869) structure constructed in the seventeenth century with a nineteenth century lean-to and out-shut to the rear. The barn is also within the setting of the Grade II listed Mill House (list entry no. 1173378).

There is an objection to the proposed new structure. The demolition of the existing late nineteenth/early twentieth century detached stable block was proposed due to structural failure. Its replacement as approved is on a like-for-like basis. The Design and Access Statement submitted with 20/0654/FUL stated: the replacement structure will be identical in footprint, massing and of a consistent external appearance (para. 3.6). Thus, causing minimal harm to the setting of the listed barn and Mill House.

The proposed detached outbuilding with hipped roof form does not relate to the form of the listed barn. Additionally, it is larger in footprint than the existing stable block and the substantial glazing to the west and south elevation is overly domestic in appearance and does not reflect the ancillary nature of the listed barn.

The loss of the existing stable block is considered unfortunate; however, I would not consider the exact location of the existing stable block to be significant to setting of the listed barn. There may be potential to move the outbuilding to the proposed location. However, it would need to better relate to the form of the barn and reflect the appearance of the former stable block. There is also potential for the proposed outbuilding to be viewed from the listed Mill House due to the pitch of the lean-to. The differing roof form (hipped and gabled) and domestic appearance of the proposed outbuilding would also therefore also appear incongruous within the setting of Mill House as well as the barn.

The proposals would, in my opinion, fail to preserve the special interest of the listed building, contrary to Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. With regards to the National Planning Policy Framework (2019), the level of harm is considered to be 'less than substantial' as per paragraph 196. 'Great weight' should be given to the heritage asset's conservation as per paragraph 193.

Local planning authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme, as per paragraph 130 of the NPPF.

Officer Comment/Further Consultation:

Following receipt of the above comments amended plans were received, alterations to the footprint and roof form of the barn a reduction in glazing. The Conservation Officer was further consulted and provided the following comments:

The appearance of the barn is acceptable - the roof form does reflect the previous 19th century stable structure and it's more set down, so I wouldn't have any objections to it.

4.2 Public/Neighbour Consultation

4.2.1 Number consulted: 13

4.2.2 No of responses received: 0 objections, 0 letters of support

4.2.3 Site Notice: Posed 13.08.2020 Expired: 04.09.2020

Press notice: Published 07.08.2020 Expired 28.08.2020

4.2.4 Summary of Responses: None.

5 Reason for Delay

5.1 Committee Cycle

6 Relevant Planning Policy, Guidance and Legislation

6.1 National Planning Policy Framework and National Planning Practice Guidance

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 CP1, CP2, CP3, CP4, CP8, CP9, 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 DM1, DM2, DM3, DM4, DM6, DM7, DM8, DM9, DM10 and DM13 and Appendices 2 and 5.

6.3 Other

Supplementary Planning Guidance No 3 – Extensions to Dwellings in the Green Belt (August 2003).

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.

Outer Loudwater Conservation Area Appraisal (adopted March 2007).

7 Planning Analysis

7.1 Overview

7.1.1 Planning permission and Listed Building Consent were granted for the redevelopment of the site which included the conversion of the existing Grade II Listed Barn into a single residential dwellinghouse and the removal and replacement of the existing ancillary stable building under applications 20/0654/FUL and 20/0655/LBC. The principal of the construction of a replacement to the existing stable building has already been granted. This current application proposes no changes the previous scheme in relation to the Grade II Listed barn but relates solely to the ancillary building and this application will focus on those changes proposed.

7.1.2 The current application proposes an increase to the width (by 1.7m) and depth (by 0.2m) of the outbuilding and a reduction in its height (by 0.3m). It also proposes alterations to the siting of the outbuilding. There has been no change to relevant planning policy or site circumstances which would affect the acceptability of the development in relation to those matters previously approved. The impact of the proposed alterations as set out in the 'Proposed Development' section is considered in the relevant analysis sections below.

7.2 Green Belt

7.2.1 The National Planning Policy Framework sets out that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open and that the essential characteristics of Green Belt are their openness and their permanence. Green Belts can shape patterns of urban development at sub-regional and regional scale, and help to ensure that development occurs in locations allocated in development plans. One of the purposes of including land within Green Belt is to safeguard the countryside from encroachment.

7.2.2 In terms of new residential development, Policy DM1 of the DMLDD advises that the Council will protect the character and residential amenity of existing areas of housing from forms of 'backland', 'infill' or other forms of new residential development which are inappropriate for the area. Development will only be supported where it can be demonstrated that the proposal will not result in:

7.2.3 The NPPF states that local planning authorities should consider the construction of new buildings in the Green Belt as inappropriate development, with the exception of:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- 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;
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- e) limited infilling in villages,
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and
- 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.

7.2.4 Core Strategy Policy CP11 sets out that there is a general presumption against inappropriate development that would not preserve the openness of the Green Belt, or which would conflict with the purposes of including land within it.

7.2.5 Policy DM2 of the Development Management Policies LDD states that the Council will only support the provision of ancillary buildings in the Green Belt where it can be demonstrated that the development would:

- i. be of a scale and design clearly subordinate to the dwelling and of a height and bulk such that the building would not adversely affect the openness of the Green Belt
- ii. be sited in an appropriate location that would not be prominent in the landscape and would not result in the spread of urbanising development
- iii. avoid features normally associated with the use of a building as a dwelling such as dormer windows.

7.2.6 As detailed within the proposed development, the proposed alterations would result in the ancillary building having a greater width and depth in comparison to that previously approved which was a like-for-like replacement for the existing stable building. Whilst there would be an increase to overall footprint, the increase is not significant and the proposal would see a reduction in the height of the ancillary building ensuring that the outbuilding is still of a scale and design which is subordinate to the Grade II Listed Building and would not result in demonstrable harm to the openness of the Green Belt in comparison to what was previously approved. In addition, whilst it is proposed to reposition the building it is not considered to result in an unacceptable spread of built form within the Green Belt and when viewed from the south the building would continue to be read against the converted barn and therefore would not become a prominent feature within the landscape. Finally, concerns were raised by officers in relation to the originally submitted plans with the extent of glazing contained within some of the elevations of the building which resulted in an overly domestic appearance. Amended plans were received to reduce the extent of glazing to a level which is considered more appropriate for an ancillary building.

7.2.7 As such it is not considered that the proposed development would have greater impact on the openness of the Green Belt in comparison to the previously approved development. The proposed development falls within the scope of paragraph 145 and thus is appropriate development within the Green Belt, complying with Policy CP11 of the Core Strategy, Policy DM2 of the Development Management Policies LDD and the NPPF.

7.3 Design and Impact on Heritage Assets

7.3.1 Policy CP1 of the Core Strategy (adopted October 2011) seeks to promote development of a high enduring design quality that respects local distinctiveness and Policy CP12 of the Core Strategy relates to design and states that in seeking a high standard of design, the Council will expect development proposals to have regard to the local context and conserve

or enhance the character, amenities and quality of an area and conserve and enhance natural and heritage assets.

- 7.3.2 The application building is located beside a Grade II Listed barn and is located in the Outer Loudwater Estate Conservation Area; as such Policy DM3 of the Development Management Policies LDD (adopted July 2013) applies.
- 7.3.3 There are no alterations proposed to the Grade II Listed barn under this current application and the proposal relates solely to the stable block. The principal of its removal and replacement has already been permitted under application 20/0654/FUL and its replacement under the previous application was on a like-for-like basis and thus causing minimal harm to the setting of the listed barn and Mill House to the north. The Conservation Officer was consulted on this current application and initially raised an objection to the proposed changes citing that the initial design which included a hipped roof did not relate to the form of the listed barn. In addition, the outbuilding was designed to have a larger footprint than the existing stable block and the substantial glazing to the west and south elevation was overly domestic in appearance and does not reflect the ancillary nature of the listed barn. They did however not raise an objection to the re-siting of the outbuilding however it needed to better relate to the form of the listed barn and reflect the appearance of the former stable block. Therefore they considered the stable block to appear incongruous within the setting of Mill House as well as the barn.
- 7.3.4 In light of the comments from the Conservation Officer amended plans were received reducing the footprint and height of the building and introducing a truncated pitched roof form which better related to the listed barn. In addition, the level of glazing was significantly reduced to retain its appearance as an ancillary stable block. Further comments were sought from the Conservation Officer who confirmed that the amended roof form better reflected the previous 19th century stable structure and it's more set down and therefore considered the appearance of the barn was acceptable and subsequently withdrew their objection.
- 7.3.5 The amended stable block is not considered to result in any demonstrable harm to the street scene or the Outer Loudwater Conservation Area in comparison to the previously approved scheme. It would continue to be read as a subordinate beside the listed barn and would not become a prominent feature within the site or wider area.
- 7.3.6 In conclusion, the application is considered to meet the requirements of the Act and paragraph 196 of the Framework and is acceptable in accordance to Policies CP1 and CP12 of the Council's Core Strategy 2011 (Core Strategy), Policy DM3 of the Development Management Policies Local Development Document 2013 and the Outer Loudwater Conservation Area Appraisal (2007).

7.4 Impact on amenity of neighbours

- 7.4.1 Policy CP12 of the Core Strategy advises that development will be expected to protect residential amenity. Appendix 2 of the Development Management Policies LDD comments that all developments are expected to maintain acceptable standards of privacy for both new and existing residential buildings and extensions should not result in loss of light to the windows of neighbouring properties nor allow overlooking.
- 7.4.2 Given the siting of the application barn, the closest neighbouring property is Old Mill House, which is located approximately 15 metres to the north. The ancillary building would be located on the southern side of the converted barn and would be screened from the Old Mill House and as such would not impact on the residential amenities of this neighbour.

7.5 Conditions

- 7.5.1 It is considered necessary to repeat all conditions attached to planning permission 20/0654/FUL to any planning permission granted under this application. Some of the conditions have been updated in accordance with this planning application and those details approved under discharge of conditions applications 19/2287/DIS and 19/2453/DIS.

8 Recommendation

- 8.1 That PLANNING PERMISSION BE GRANTED subject to the following:

- 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: TL-3800-20-5B.

Reason: For the avoidance of doubt, to protect the Green Belt and Heritage Asset and in the proper interests of planning in accordance with Policies CP1, CP2, CP3, CP4, CP8, CP9, CP10, CP11 and CP12 of the Core Strategy (adopted October 2011), Policies DM1, DM2, DM3, DM4, DM6, DM7, DM8, DM9, DM10, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013), Policy SA1 of the Site Allocations LDD (adopted November 2014) and the Outer Loudwater Conservation Area Appraisal (2007).

- C3 The development shall be finished in external materials as approved under application 20/1480/DIS.

Reason: To ensure the historic and architectural character of the building is properly maintained, 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 Prior to the commencement of works, hereby permitted, additional drawings showing details of new windows, doors, eaves and cills in section and elevation, at a scale between 1:1 and 1:20 as appropriate, shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out only in accordance with the approved details.

Reason: This condition is a pre commencement condition to ensure the historic and architectural character of the building is properly maintained, 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).

- C5 Prior to the commencement of works, hereby permitted, additional section drawings showing details of the upgrading to walls, ceilings and floors, including details of insulation and internal finishes, shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out only in accordance with the approved details.

- C6 The development permitted by this planning application shall be carried out in accordance with the approved 'Written Scheme of Investigation for Archaeological Monitoring and Historic Building Recording' prepared by RSK ADAS Limited dated June 2020 approved under application 20/1369/FUL.

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 approved Written Scheme of Investigation and the provision made for analysis and publication where appropriate.

Reason: 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).

- C7 The development shall not begin until full details of all proposed construction vehicle access, movements and parking arrangements have been submitted to and approved in writing by the Local Planning Authority. The relevant details shall be submitted in the form of a Construction Management Plan and the approved details shall be implemented throughout the construction programme.

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

- C8 The proposed development hereby permitted shall be implemented in accordance with the Structural Survey prepared by Terence Fidler Partnership Ltd. dated March 2020.

Reason: To ensure the historic and architectural character of the building is properly maintained, in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1 and DM3 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- C9 The proposed development hereby permitted shall be implemented in accordance with the Barn Condition Assessment and Repair Method Statement, prepared by McCurdy & Co. dated 30 August 2017.

Reason: To ensure the historic and architectural character of the building is properly maintained, in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1 and DM3 and Appendix 2 of the Development Management Policies LDD (adopted July 2013)

- C10 The proposed development hereby permitted shall be implemented in accordance within the Bat Activity Surveys, Badger Survey and Bat Method Statement dated 23 August 2017 in conjunction with the Updated Bat Roost Assessment dated 24th February 2020 prepared by Swift Ecology.

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

- C11 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 7 and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 7 which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 7.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in compliance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM9 of the Development Management Policies LDD.

- C12 No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity. The lighting shall be installed in accordance with the approved details before the use commences.

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

- C13 Prior to the first occupation of the development, hereby approved, a plan indicating the positions, design, materials and type of boundary treatment to be erected shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be erected in accordance with the approved details prior to first occupation of the dwelling hereby approved.

Reason: To safeguard the character of the locality in accordance with Policies CP1, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM2, DM3 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- C14 The development shall not be occupied until a scheme for the separate storage and collection of domestic waste has been submitted to and approved in writing by the Local Planning Authority. Details shall include siting, size and appearance of refuse and recycling facilities on the premises. The development hereby permitted shall not be occupied until the approved scheme has been implemented and these facilities should be retained permanently thereafter.

Reason: To ensure that satisfactory provision is made, in the interests of amenity and to ensure that the visual appearance of such provision is satisfactory in compliance with Policies CP1, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM2, DM3, DM10 and Appendix 2 of the Development Management Policies document (adopted July 2013).

- C15 Prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in compliance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM9 of the Development Management Policies LDD.

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