

## PLANNING COMMITTEE – 25 FEBRUARY 2021

### PART I - DELEGATED

15. **20/2754/FUL - Single storey rear extension and internal alterations at ground floor level together with new terrace and steps up to existing rear garden including new boundary fence at rear at 23 HIGH STREET, ABBOTS LANGLEY, WD5 0AA**

**20/2755/LBC - Single storey rear extension and internal alterations at ground floor level together with new terrace and steps up to existing rear garden including new boundary fence at rear between 23 and 25 at 23 HIGH STREET, ABBOTS LANGLEY, WD5 0AA**  
(DCES)

Parish: Abbots Langley Parish Council  
Expiry of Statutory Period: 15.02.2021

Ward: Abbots Langley and Bedmond  
Case Officer: Lauren Edwards

Recommendation: That Planning Permission and Listed Building Consent be Granted

Reason for consideration by the Committee: Called in by the Parish Council for reasons outlined at 4.1.1

#### **1 Relevant Planning History**

- 1.1 No relevant planning history

#### **2 Description of Application Site**

- 2.1 The application dwelling is a Grade II Listed Building and is an end of terrace two storey dwelling. To the rear is a gable projection and catslide roof form with a small pitched roof dormer.

- 2.2 The Listing describes the dwelling as:

*House. Early C19 front set back from road, earlier origins to rear. Possibly timber framed. Red brick front. Machine tiled roof. 2 storeys. 1 window front. Plinth. Entrance to left. 20 pane sashes with a small casement over entrance. Large stack with multiple flues rises out of right end of ridge adjoining No. 25 (q.v.). Roof hipped to rear with a low gabled wing. Interior not inspected. Included for group value*

- 2.3 There is an existing outbuilding within the rear garden which is quite overgrown as the dwelling hasn't been occupied in some time.

- 2.4 To the north of the site adjoining No.23 is 'The Boys Home' Public House which projects beyond both the front and rear elevations of the application dwelling.

- 2.5 No.25 adjoins the application dwelling which is also a Grade II Listed Building. The rear of the application dwelling sit slightly beyond this neighbour.

#### **3 Description of Proposed Development**

- 3.1 These applications seek Planning Permission and Listed Building Consent for a single storey rear extension and internal alterations at ground floor level together with new terrace and steps up to existing rear garden including new boundary fence at rear.

- 3.2 A portion of the existing single storey rear projection would be removed and the proposed single storey rear extension would have a depth of 4.4m from the existing dining room

(overall depth of 6m), width of 4.3m and would be set up to the flank of 'The Boys Home' PH.

- 3.3 The single storey element would have a very shallow mono pitched roof with height reducing from 3.5m to 3.2m.
- 3.4 The existing ground floor rear window is proposed to be replaced with French Doors.
- 3.5 Part of the existing outbuilding closest to the dwelling would be removed in order to create a terrace adjacent to the rear of the dwelling which would extend in line with the proposed extension before stepping up to the remainder of the garden. A new closed boarded fence will be constructed between No.23 and the neighbour at No.25.
- 3.6 Mechanical ventilation is also proposed within the cellar with additional internal alterations proposed to provide a downstairs shower room in the location of the existing kitchen.
- 3.7 Amended plans have been received during the application to reduce the depth of the extension by 230mm, reduce the bi-fold doors and to retain the existing slate on the current C19 addition.

## **4 Consultation**

### **4.1 Statutory Consultation**

#### **4.1.1 Abbots Langley Parish Council: [Call in requested]**

Whilst the committee support the modernisation of local buildings it is important that they remain a contextual part of the village scene. The members would rather this application is taken to TRDC committee level as these buildings are a focal point of the village.

#### **4.1.2 Hertfordshire Archaeology: [Condition requested]**

The proposed development site is in an Area of Archaeological Significance as identified in the Local Plan (No 5). This denotes the historic core of Abbots Langley, its medieval parish church of St Lawrence, and numerous late and post-medieval buildings. The site is opposite the medieval church and immediately south of a row of Listed Buildings that include a purpose-built late medieval shop [Historic Environment Record No 9719] and a late medieval house [HER No 9722]. Nos 23 and 25 are Grade II listed buildings.

Nos. 23 and 25 High Street, Abbots Langley are Grade II listed buildings, dating to the 18th and 19th century but which have possibly earlier origins. The Heritage Statement submitted with the application states that 'both buildings feature evidence of timber framing which suggests an earlier date and there is evidence within the building fabric of No.23 which would suggest that the property has been re-fronted and increased in height in the past. Due to the surviving internal timber framing, and in recognition of the likely earlier date, the properties are considered to be of some archaeological interest' (paras 4.8 and 4.9).

There is the potential for some of these proposed internal alterations and renovations to the building to have an impact on historic fabric. It is, in addition, proposed to construct a single storey extension to the rear of the property, which may have an impact on below ground archaeological remains.

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

- 1) The archaeological building recording of the standing structure in its present form before any development or alterations commence;

2) The archaeological building recording of all interventions to the fabric of the building in areas where such works might reveal information relating to the development of the building, and for the purpose of recording any original historic features (etc.) that may be exposed.

3) The archaeological monitoring of the groundworks associated with the development, including ground reduction, foundation trenches, landscaping, and services, etc., as appropriate (together with a contingency for the archaeological investigation and recording of any remains encountered during the monitoring programme).

4) The analysis of the results of the archaeological work with provision for the subsequent production of a report and an archive, and the publication of the results;

5) Such other provisions as may be necessary to protect the archaeological and historic 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, and 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 for post investigation assessment*

*3. Provision to be made for analysis of the site investigation and recording*

*4. Provision to be made for publication and dissemination of the analysis and records of the site investigation*

*5. Provision to be made for archive deposition of the analysis and records of the site investigation*

*6. 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) [www.hertfordshire.gov.uk](http://www.hertfordshire.gov.uk)*

**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.*

If planning consent is granted, I will be able to provide detailed advice concerning the requirements for the investigations and provide information on professionally accredited archaeological contractors who may be able to carry out the investigations.

4.1.3 Conservation Officer: No objection subject to condition

This application is for a single storey rear extension and internal alterations at ground floor level together with new terrace and steps up to existing rear garden including new boundary fence at rear.

Designated Heritage assets affected:

- Grade II listed 23 High Street (list entry no. 1100882)
- Grade II listed 25 High Street (list entry no. 1100883)
- Abbots Langley Conservation Area

Non-designated heritage assets affected:

- 27 High Street (the local list states that this property has group value with 29, 31 and The Boys Home PH)
- 29-31 High Street

This full application follows a pre-application (ref: 20/1138/PREAPP) advice provided on 09/09/2020.

External

Pre-application advice stated: There are no principle objections to the construction of a single storey rear extension to No.23. Creating a doorway through to the proposed extension where the existing window is, is not considered to be contentious. The differing appearance in brickwork indicates that it has been partially replaced, so loss of historic fabric would not be a concern. There is, however, concerns regarding to width of the proposed extension, which extends the full width of rear elevation. The proposed extension would become an overly dominant addition and detract from the traditional appearance of the existing elevation.

While the proposal has addressed concerns regarding the width of the rear extension, which no longer extends the full width of the rear elevation, there are still concerns about the dominance of the extension. The reduction in width has been compromised by the additional depth to the rear extension. The depth of the proposed extension is disproportionate to the host and creates quite a bulky rear addition, detracting from the traditional appearance of the host. There is a preference for the extension to be slightly reduced to help create a better proportioned extension that is respectful of the host.

There are concerns that the junction and overlap between the proposed extension and existing rear gable creates an awkward appearance. Although I acknowledge that the existing kitchen is relatively narrow. The appearance of the extension could be improved by the omission of the rooflight which currently projects too high above the flat roof, this will help create a less convoluted appearance.

Furthermore, there are concerns that the return bi-folds may become a prominent feature of the rear extension, detracting from the traditional appearance of the rear elevation. I also consider the removal of the slate roof covering of the remaining nineteenth century extension to be inappropriate. This should remain as slate as it is indicative of the property's phasing and removing the slate will dilute the legibility.

Part demolition of the existing outbuildings would raise no objection.

Internal

With regard to the internal alterations, pre-application advice stated: *The removal of the modern staircase, construction of stud walls creating an en-suite is not considered to be problematic. However, I would be unable to support the insertion of doorway in the wall*

*separating the bedrooms. This would undermine the original layout of the property and result in the considerable loss of historic fabric given the thickness of the sloping wall to the front bedroom.*

*Similarly, I would be unable to support the raising of the head height of the doorway between the front bedroom and the dressing area. The loss of historic fabric would cause harm to the listed building.*

The insertion of doorway in the wall separating the bedrooms has been omitted from this proposal and it is no longer proposed to raise the head height of the doorway. Therefore, this proposal has addressed previous concerns. However, there is a preference to retain the floor levels as existing. The reduction of floor level in existing kitchen has the potential to result in loss of historic fabric and therefore cause harm to the listed building.

Were the above recommendations addressed there is potential for there to be an acceptable scheme.

Should revised drawings be provided and deemed acceptable, I would request the following conditions:

- Additional drawings shall be provided pre-commencement that show details of proposed new windows, doors, eaves, verges and cills to be used by section and elevation at scales between 1:20 and 1:1 as appropriate have been submitted to and approved in writing by the local planning authority. Works shall be implemented in accordance with the approved details and shall be permanently maintained as such.
- Samples of the materials to be used on the external finishes shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details and permanently maintained as such.
- A sample panel of brickwork, minimum size 900mm x 900mm, to show the brick bond, mortar colour and mix, and pointing profile, shall be made available for inspection on site and approved in writing by the Local Planning Authority

**Officer comment:** Following receipt of the above comments amended plans have been received to show the slate roof to the existing C20 addition to be retained, a reduction in the depth of the extension and a minor alteration to the bi-fold doors. The roof lantern has also been removed. The Conservation Officer notes these changes however still considers that further details would be required by condition in respect of the fenestration and materials.

#### 4.1.4 Landscape Officer:

The plans submitted (Ref: ARBSOL16122020/23-31HighStreetAbbotsLangley/FC\_1) indicate that four poor quality trees would be removed to facilitate the development. But that the remaining trees will not be harmed as a result of the proposed development.

A remedial landscaping plan, including replacement tree and shrub planting, should be required, as condition of the development.

A condition should also be applied, which requires the applicant to follow the guidance contained within the tree protection method statement.

## 4.2 **Public/Neighbour Consultation**

### 4.2.1 Number consulted: 8

4.2.2 No of responses received: 0

4.2.3 Site Notice for both applications expired: 08.02.2021

Press notice for both application expired: 29.01.2021

## **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 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, DM6, DM10, DM13 and Appendices 2 and 5.

Abbots Langley Conservation Area Appraisal 2014 is relevant.

### **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 Impact on Heritage Assets and Character and Street Scene**

7.1.1 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'.

7.1.2 Policy DM3 requires development to preserve or enhance the character and appearance of the Conservation Area.

7.1.3 Appendix 2 of the DMP LDD outlines that single storey rear extensions to terraced and semi-detached properties should not generally exceed a depth of 3.6m.

7.1.4 The proposed single storey rear extension would have a maximum depth of 5m and as such would exceed the guidelines of Appendix 2 in this respect. However given its single storey nature, that it would abut the flank of 'The Boys Home' PH and would not extend the full width of the rear elevation it is not considered that it would constitute a disproportionate addition to the host dwelling. The extension would have a fairly simple form which would not compete with the listed host building. Conditions requiring the submission of further details of fenestration detailing and materials are considered necessary to ensure they are appropriate in the context of the Listed Building and Conservation Area.

7.1.5 It is noted that the Conservation Officer raised concerns regarding the lowering of the existing kitchen floor level however the agent has submitted further information in respect of this element being a later addition which currently occupies a newly refurbished kitchen. As such it is not considered that lowering the floor of this element would result in the loss of historic fabric to the detriment of the significance of the building.

7.1.6 The provision of an enclosed terrace garden with stepped rear section would respect a courtyard style garden with the partial removal of the existing outbuilding mitigating the additional built form resulting from the extension.

7.1.7 As such the proposal would not result in harm to the Listed Building, Conservation Area or streetscene and is considered acceptable in accordance with Policies CP1 and CP12 of the Core Strategy in addition to Policies DM1, DM3, Appendix 2 of the DMP LDD and the Abbots Langley Conservation Area Appraisal.

### **7.2 Impact on amenity of neighbours**

7.2.1 Policy CP12 of the Core Strategy states that development should 'protect residential amenities by taking into account the need for adequate levels and disposition of privacy, prospect, amenity and garden space'. Policy DM1 and Appendix 2 of the Development Management Policies document set out that development should not result in the loss of light to the windows of neighbouring properties nor allow overlooking, and should not be excessively prominent in relation to adjacent properties.

- 7.2.2 Appendix 2 of the DMP LDD outlines that single storey rear extensions to terraced and semi-detached properties should not generally exceed a depth of 3.6m.
- 7.2.3 The proposed extension would exceed the guidelines of Appendix 2 as it would have a maximum depth of 5m. Notwithstanding this the proposed extension would abut the flank of 'The Boys Home' Public House and would be set in 3m from the boundary with No.25 which has an existing brick boundary wall with the application site. As such the proposed extension would not result in harm to neighbouring amenity.
- 7.2.4 The development therefore does not result in any adverse impact on the residential amenity of any neighbouring dwelling and the development would be acceptable in this regard in accordance with Policies CP1 and CP12 of the Core Strategy and Policy DM1 and Appendix 2 of the Development Management Policies LDD.
- 7.3 Amenity Space
- 7.3.1 Policy CP12 of the Core Strategy states that development should take into account the need for adequate levels and disposition of privacy, prospect, amenity and garden space.
- 7.3.2 Appendix 2 of the DMPLDD outlines that two bedroom dwellings should provide 63sqm of amenity space. The proposed rear garden would have an area of 56sqm. As such there would be a minor shortfall of 7sqm against standards. Notwithstanding this the application site is within a 7 minute (0.3miles) walk of local playing fields and 15 minutes (0.8 miles) of Leavesden Country Park. Therefore the shortfall is considered acceptable in this case.
- 7.4 Wildlife and Biodiversity
- 7.4.1 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.
- 7.4.2 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.
- 7.4.3 The application has been submitted with a Biodiversity Checklist and this stated that no protected species or biodiversity factors will be affected as a result of the application. The Local Planning Authority is not aware of any protected species within the immediate area that would require further assessment. A precautionary informative will be added.
- 7.5 Trees and Landscaping
- 7.5.1 Policy DM6 of the Development Management Policies LDD sets out that development proposals should seek to retain trees and other landscape and nature conservation features, and that proposals should demonstrate that trees will be safeguarded and managed during and after development in accordance with the relevant British Standards.
- 7.5.2 The application site is located within a Conservation Area and as such all trees are protected. The updated block plan and AIA outline that the existing tree is to be retained and the current site is predominately comprised of hardstanding and overgrown shrubs of low amenity value. The AIA confirms that suitable Tree Protection Measures will be installed to protect the trees during construction.
- 7.6 Highways, Access and Parking

- 7.6.1 Policy DM13 and Appendix 5 of the DMLDD set out the car parking requirements for the District.
- 7.6.2 There is currently no onsite parking to serve the application dwelling however as a result of the development there would be no increase in bedroom number and as such would not result in any increase in existing shortfall. Planning permission is sought under separate cover via application reference 20/2763/FUL which proposed 4 parking spaces adjacent to No.31. If permitted the parking area would provide parking for the use of Nos 23, 25, 27, 29 and 31. However the current application is considered in its own right on parking grounds and this separate application is not relied on for acceptability of this proposal owing to the existing situation and site location as outlined above.

## **8 Recommendation**

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

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

Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990 and as amended by the Planning and Compulsory Purchase Act 2004.

- C2 The development hereby permitted shall be carried out in accordance with the following approved plans: 200601/23/01 Rev B, 200601/23/02 Rev V, 200601/23/03 Rev E, 200601/23/04 Rev D, 200601/23/SP1 Rev A, 200601/23/LP1 Rev A

Reason: For the avoidance of doubt, in the proper interests of planning and in accordance with Policies CP1, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011), Policies DM1, DM3, DM6, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013) and the Abbots Langley Conservation Area Appraisal 2014.

- C3 Prior to works above ground level samples of all the materials to be used on the external finishes (to show the brick bond, mortar colour and mix, and pointing profile) submitted as a 900mm x 900mm sample panel and additional drawings that show and details of proposed new windows to be used by section and elevation at scales between 1:20 and 1:1 shall be submitted to and approved in writing by the local planning authority.

Reason: To prevent the building being constructed in inappropriate materials in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM3 and Appendix 2 of the Development Management Policies LDD (adopted July 2013) and the Abbots Langley Conservation Area Appraisal 2014.

- C4 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 for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. 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) [www.hertfordshire.gov.uk](http://www.hertfordshire.gov.uk)

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.

Reason: This is a pre-commencement condition to safeguard the Archaeological significance of the site and in accordance with Policy DM3 of the Development Management Policies LDD 2013.

- C5 No operations shall commence on site in connection with the development hereby approved (including tree felling, pruning, demolition works, soil moving, temporary access construction, or any other operation involving the use of motorised vehicles or construction machinery) until the tree protection works required by Tree Protection Plan ARBSOL16122020/23- 31HighStreetAbbotsLangley/FC\_1.

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

Reason: To ensure that the protected trees are not affected during construction of the development hereby permitted, in the interests of visual amenity and in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

8.2 That LISTED BUILDING CONSENT BE GRANTED subject to the following conditions:

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

Reason: 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: 200601/23/01 Rev B, 200601/23/02 Rev V, 200601/23/03 Rev E, 200601/23/04 Rev D, 200601/23/SP1 Rev A, 200601/23/LP1 Rev A

Reason: For the avoidance of doubt, in the proper interests of planning and in accordance with Policies CP1, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011), Policies DM1, DM3, DM6, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013) and the Abbots Langley Conservation Area Appraisal 2014.

- C3 Prior to works above ground level samples of all the materials to be used on the external finishes (to show the brick bond, mortar colour and mix, and pointing profile) submitted as a 900mm x 900mm sample panel and additional drawings that show and details of proposed new windows to be used by section and elevation at scales between 1:20 and 1:1 shall be submitted to and approved in writing by the local planning authority.

Reason: To prevent the building being constructed in inappropriate materials in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM3 and Appendix 2 of the Development Management Policies LDD (adopted July 2013) and the Abbots Langley Conservation Area Appraisal 2014.

### 8.3 Informatives:

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

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

There may be a requirement for the approved development to comply with the Building Regulations. Please contact Hertfordshire Building Control (HBC) on 0208 207 7456 or at [buildingcontrol@hertfordshirebc.co.uk](mailto:buildingcontrol@hertfordshirebc.co.uk) who will be happy to advise you on building control matters and will protect your interests throughout your build project by leading the compliance process. Further information is available at [www.hertfordshirebc.co.uk](http://www.hertfordshirebc.co.uk).

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

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

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

- 12 The applicant is reminded that the Control of Pollution Act 1974 allows local authorities to restrict construction activity (where work is audible at the site boundary). In Three Rivers such work audible at the site boundary, including deliveries to the site and running of equipment such as generators, should be restricted to 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturdays and not at all on Sundays and Bank Holidays.
- 13 The Local Planning Authority has been positive and proactive in its consideration of this planning application, in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The development maintains/improves the economic, social and environmental conditions of the District.
- 14 Bats are protected under domestic and European legislation where, in summary, it is an offence to deliberately capture, injure or kill a bat, intentionally or recklessly disturb a bat in a roost or deliberately disturb a bat in a way that would impair its ability to survive, breed or rear young, hibernate or migrate, or significantly affect its local distribution or abundance; damage or destroy a bat roost; possess or advertise/sell/exchange a bat; and intentionally or recklessly obstruct access to a bat roost.

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

The UK Bat Helpline: 0845 1300 228

Natural England: 0300 060 3900

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

or an appropriately qualified and experienced ecologist.

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