

## PLANNING COMMITTEE – 18 MARCH 2021

### PART I - DELEGATED

**9. 21/0203/FUL – Demolition of existing dwelling and erection of a two storey detached dwelling with front and rear projections and accommodation in the roof space at 17 HILL RISE, RICKMANSWORTH, WD3 7NY**

Parish: Chorleywood Parish Council  
Expiry of Statutory Period: 29.03.2021

Ward: Rickmansworth Town  
Case Officer: Tom Norris

Recommendation: That Planning Permission be Granted.

Reason for consideration by the Committee: Called in by three Committee Members unless Officers are minded to refuse as concerns have been raised relating to character, impact on street scene and neighbour amenity.

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

- 1.1 20/2360/FUL - Demolition of existing dwelling and erection of a two-storey detached dwelling including accommodation in the roof space - 23.12.2020 – Withdrawn.
- 1.2 20/1663/FUL - Demolition of existing dwelling and erection of a two-storey detached dwelling including accommodation in the roof space and erection of metal railings to front boundary - 06.10.2020 – Withdrawn.
- 1.3 18/1808/FUL - Two-storey rear and side extension, single-storey rear extension and alterations to front elevation - 26.10.2018 – Permitted, not implemented.
- 1.4 W/561/64 - Extension to garage, porch – 13.04.1964.

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

- 2.1 The application site consists of a detached dwelling located on Hill Rise, Rickmansworth. The dwelling has dark tiled gabled roof forms and a white painted render exterior.
- 2.2 Forward of the dwelling is a paved driveway, and small front garden, large enough to accommodate two cars. To the rear of the dwelling is an amenity garden of some 400sqm in area. The neighbouring dwellings are both detached dwellings of similar scale to the application dwelling and are positioned on a similar building line. A public footpath runs adjacent to the western boundary of the site.
- 2.3 Hill Rise is positioned on a slope which inclines in a north-westerly direction. The adjoining neighbouring dwelling to the north-west is positioned on a higher land level. The adjoining neighbour to the south-east is positioned on a lower land level to the application dwelling.

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

- 3.1 This application seeks planning permission for the demolition of the existing dwelling and the construction of a replacement dwelling.
- 3.2 The proposed dwelling would assume a relatively similar position as the current dwelling, with a principal front elevation set back 7m the public highway. The proposed dwelling would have a maximum width of 11.5m and would be spaced 1.5m from the eastern flank boundary and 1.2m from the western flank boundary.
- 3.3 The proposed dwelling would have a principal depth of 10.3m and would contain two front gable features that would project a further 1.3m in depth from the front elevation. Similarly to the rear there would be two gable features that would project 0.5m in depth from the

principal rear elevation. To the rear of the dwelling there would be a ground floor rear projection measuring some 3m from the two-storey built form of the dwelling.

- 3.4 The proposed dwelling would have a hipped roof form with a crown section. The dwelling would have an eaves height of 5.5m and an overall height of 8.5m. The crown roof form would have a depth of 4m and a width of 5.8m.
- 3.5 The dwelling would contain a gabled porch projecting from the front elevation to a depth of 1.2m, a width of 2.7m and an eaves height of 2.0m and an overall height of 3.5m.
- 3.6 The proposed dwelling would have an exterior finish consisting of smooth off-white render, black timber framing to the front and flank elevations, and plan red roof tiles. The proposed windows would be dark framed leaded windows.
- 3.7 There would be glazing at ground and first floor level within the front and flank elevations of the dwelling. Within the eastern flank elevation there would be a large translucent window serving the stairwell. Within the rear elevation there would be glazing up to loft level within the rear facing gables. The dwelling would contain rooflights within its principal front roofslope, inward facing roofslopes of the front gable features, eastern facing roofslope, principal rear roofslope and the roofslopes of the rear gable feature. There would be a glazed dormer within the principal rear roofslope that would have a width of 1.0m, a depth of 2.0m and a height of 2.0m. There would be photovoltaic panels on the eastern facing roofslope.
- 3.8 The proposed development would include an extension to the existing driveway area in order to accommodate three car parking spaces.
- 3.9 Amended plans were received during the course of the application which reduced the scale of the proposed front porch and the scale of the proposed rooflights.

## **4 Consultation**

### **4.1 Statutory Consultation**

4.1.1 Chorleywood Parish Council: [No objection]

“The Committee had no Objection to this application”

4.1.2 National Grid: [No response received]

4.1.3 Landscape Officer: [No response received]

4.1.4 HCC Footpath Section: [No response received]

### **4.2 Public/Neighbour Consultation**

4.2.1 Neighbours consulted: 12

4.2.2 Responses received: 6 (Objections)

4.2.3 Site Notice posted 08.02.2021, expired 01.03.2021

4.2.4 Press notice published 12.02.2021, expired 05.03.2021

4.2.5 Summary of objections received:

- The ridge line of the proposed house is higher than the existing property
- The majority of the houses in Hill Rise and the wider Cedars Estate were built around the same time
- There are similar areas in the district that have been designated as Conservation Areas

- The proposed dwelling is a completely different style which makes very little attempt to harmonise with surrounding properties
- It will detract from the street scene
- The existing two-storey house would be replaced by a three-storey house
- The property would overlook the adjacent gardens and would result in a loss of privacy to residents
- This is the third application at this site
- The design is at odds with other houses in the road and on the Cedars Estate
- The proposal is for a two-storey dwelling whereas the plans show a three-storey dwelling
- The rear elevation shows an obvious three storey house with no consideration for the neighbours to the rear
- Other loft space conversions have used velux roof windows
- A three storey build would also set an unfortunate precedent for the Cedars estate
- This application is similar to the previously withdrawn application
- The proposal can be amended back to previous proposal via permitted development rights
- This application is another attempt to get a fundamentally flawed design approved
- The bulk and appearance of the building has not really changed
- To maintain the appearance of the metro-land estate requires construction to match other houses in the street
- The proposed dwelling would be detrimental to the streetscape
- The building should be of 1930s design
- A three-storey property is out of character in size, style and materials
- The proposed height is very overbearing compared to existing houses
- This is a custom design not in keeping with the metro style
- The proposal is clearly a three-storey dwelling

**Officer comments:**

- The LPA are satisfied with the description of works being for a two-storey dwelling with roof accommodation although acknowledge that the proposed dwelling contains loft accommodation however do not consider this to be a true third storey for the purposes of the description.

**5 Reason for Delay**

5.1 None.

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

6.1 National Planning Policy Framework and National Planning Practice Guidance

In February 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 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, CP3, 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, DM4, DM6, DM10, DM13, Appendix 2 and Appendix 5.

## 6.3 Other

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

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

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

At a meeting of Full Council on Tuesday 20th October 2020, the Council agreed that the Chorleywood Neighbourhood Development Plan (Referendum Version, August 2020) should proceed to referendum on 6 May 2021 (as required by Local Government and Police and Crime Commissioner (Coronavirus) (Postponement of Elections and Referendums) (England and Wales) Regulations 2020). A Decision Statement was subsequently published on 21 October. In accordance with Planning Practice Guidance relating to Neighbourhood Planning, the Chorleywood Neighbourhood Development Plan can now be given significant weight in decision making, so far as the plan is material to the application. Relevant policies include Policy 2.

## **7 Planning Analysis**

### 7.1 Principle of Development

- 7.1.1 The application dwelling is not situated within a Conservation Area and is not a Listed or Locally Listed Building. As such, there are no overriding policy requirements to retain the existing dwelling and the principle of demolition and construction of a replacement dwelling is considered to be acceptable.

### 7.2 Impact on Character and Appearance

- 7.2.1 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 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.

- 7.2.2 Policy DM1 and Appendix 2 of the Development Management Policies LDD (DMP LDD) (adopted July 2013) set out that development should not have a significant impact on the visual amenities of the area. The Design Criteria at Appendix 2 states that the first floor element of development should be set in by a minimum of 1.2 metres to prevent a terracing effect within the street scene. Increases to ridge height will be assessed on their own merits at the time of a planning application. Where roof forms are of a uniform style/height and appearance, it is unlikely that an increase in ridge height will be supported by the Council. Crown roofs can exacerbate the bulk and massing of properties and are generally discouraged in favour of more traditional pitched roof forms.
- 7.2.3 Policy 2 of the Chorleywood Neighbourhood Development Plan states that All developments must demonstrate how they are in keeping with, and where possible enhance, the Special Characteristics of Chorleywood and that all development should seek to make a positive contribution to the 'street scene' by way of frontage, building line, scale and design.
- 7.2.4 The proposed replacement dwelling would be sited some 7m from the public highway, assuming a front building line similar to that of the existing dwelling and neighbouring building lines. The dwelling would have a principal rear elevation that would extend some 1.0m beyond the principal rear elevation of the neighbour to the east and some 2.0m beyond the principal rear elevation of the neighbour to the west. There would be a ground floor rear projection of 3m in depth from the principal rear elevation of the proposed dwelling which would extend approximately 1.0m beyond the maximum ground floor depth of each neighbour.
- 7.2.5 The proposed replacement dwelling would have an eaves height of 5.5m and an overall height of 8.5m and would be sited 1.2m from its western boundary and 1.5m from the eastern boundary which would meet the policy requirement for flank spacing. The indicative street scene shows that the overall height of the dwelling would be at the midpoint between the heights of each neighbouring dwelling. Given the sloping land level, the proposed dwelling in terms of its overall height would respect both the neighbouring building heights and land topography.
- 7.2.6 It is acknowledged that the proposed dwelling would incorporate a section of crown roof form and that the Design Criteria at Appendix 2 discourages crown roof forms in favour of more traditional pitched roof forms. Whilst it is acknowledged that the proposed dwelling would have a crown roof, the form of the roof would be hipped at a 45 degree angle away from the flanks and, given the relative scale of the crown section, it is not considered that the proposal would give rise to a harmful level of bulk and massing.
- 7.2.7 Considering the above factors relating to the general scale and dimensions of the proposed dwelling collectively, it is not considered that the proposed development would result in harm to the character of the area in terms of its overall scale and massing and would not represent an overdevelopment of the plot.
- 7.2.8 In terms of the individual design, the dwelling would have a relatively modern and contemporary appearance however would incorporate relatively traditional finish materials such as white render, timber detailing to the front gable features and red roof tiles and dark framed leaded windows. The proposed development would also include solar panels to the eastern flank roofslope that would be visible from the street. Given the general variance of the street scene of both Hill Rise and surrounding roads, it is not considered that there would be an in principle objection to a dwelling of a more modern and contemporary character. It is noted that comments received make reference to the examples of metro-land style dwellings in the area. It is however acknowledged that the area is not a designated Conservation Area and, whilst it is noted that there are various examples of this type of architecture locally, it is not considered that this would constitute grounds to resist the loss of the application dwelling and that the proposed replacement is considered acceptable when assessed against the relevant planning policies.

- 7.2.9 Whilst the relative scale and appearance of the dwelling is considered to be acceptable, as set out above, it is considered reasonable to restrict future permitted development rights to further enlarge the dwelling or amend the approved fenestration without adequate planning control.
- 7.2.10 In summary it is not considered that the proposed development would result in an adverse impact on the character or appearance of the host dwelling, street scene or area and the proposal would be acceptable in accordance with Policies CP1 and CP12 of the Core Strategy, Policy DM1 and Appendix 2 of the Development Management Policies document and Policy 2 of the Chorleywood Neighbourhood Development Plan (Referendum Version) (2020).
- 7.3 Impact on amenity of neighbours
- 7.3.1 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 loss of light to the windows of neighbouring properties nor allow overlooking, and should not be excessively prominent in relation to adjacent properties. Two-storey development should not intrude the 45 degree splay line measured from a point on the shared boundary level with the rear wall of the dwelling. Development should not incorporate balconies, or first floor conservatories which overlook neighbouring properties to any degree
- 7.3.2 The proposed block plan indicates that the proposed development would adhere to the 45 degree splay line and would not intrude at first floor level from a point taken on the shared boundary with each adjoining neighbour. It is noted that there is a public footpath between the application dwelling and the neighbour to the north which provides additional separation distance between the sites. The ground floor element of the proposal would extend beyond the deepest points of each adjoining neighbour however it is noted that the neighbour to the east has implemented a ground floor extension of their own of a comparable depth and that the extension is set off the boundary to the north. The LPA therefore do not consider that the proposed development would result in an overbearing impact or a loss of light to either adjoining neighbour.
- 7.3.3 The proposed replacement dwelling would contain ground and first floor level glazing within its front and flank elevations and within the rear elevation there would be glazing up to loft level. The dwelling would contain rooflights and a glazed rear dormer window. The proposed dwelling would contain a large translucent window within the flank elevation serving the stairwell.
- 7.3.4 It is primarily considered that the proposed windows would not provide a materially different front, rear or flank outlook to that which is achievable currently. It is acknowledged that the introduction of loft level rear glazing would provide an elevated rear outlook however it is not considered that this would be detrimentally harmful given the significant separation distance between neighbours to the rear. The Design Criteria states that as an indicative figure 28m should be achieved between the faces of single or two storey buildings backing onto each other and distances should be greater between buildings in excess of two-storeys. In this instance it is acknowledged that the loft accommodation would give the outlook of a third-storey however there would be a significant separation distance of 65m maintained between the rear of the dwelling and neighbours to the rear. It is therefore not considered that the proposed development would give rise to harmful overlooking.
- 7.3.5 It is considered appropriate for the proposed flank windows and rooflights to be conditioned to be obscure glazed and top level opening only to prevent overlooking and a condition will be included on any permission granted stating this.

7.3.6 The proposed development would therefore be acceptable in accordance with Policies CP1 and CP12 of the Core Strategy and Policy DM1 and Appendix 2 of the Development Management Policies LDD.

#### 7.4 Highways & Parking

7.4.1 Core Strategy Policy CP10 requires development to provide a safe and adequate means of access and to make adequate provision for all users, including car parking. Policy DM13 and Appendix 5 of the Development Management Policies document set out parking standards.

7.4.2 The block plan demonstrated that the existing front driveway would be extended within the application site to accommodate at three cars, in line with the Council's adopted parking standards for a dwelling of this size. No changes to the existing access are proposed as part of the proposed development which would remain the same.

#### 7.5 Rear Garden Amenity Space

7.5.1 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.

7.5.2 The dwelling would retain a garden of approximately 400sqm in area which is considered to be acceptable.

#### 7.6 Trees & Landscape

7.6.1 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.

7.6.2 The application site does not contain any protected trees. It is acknowledged that there is a protected tree within the rear garden of an adjoining neighbour to the rear of the site. Given the significant separation distance between this tree and the application dwelling it is not considered that there would be a direct impact to this tree and, given that it is outside of the application site, it is not considered reasonable to request or condition tree protection measures.

#### 7.7 Refuse & Recycling

7.7.1 Core Strategy Policy CP1 states that development should provide opportunities for recycling wherever possible. Policy DM10 of the Development Management Policies document sets out that adequate provision for the storage and recycling of waste should be incorporated into proposals and that new development will only be supported where the siting or design of waste/recycling areas would not result in any adverse impact to residential or workplace amenities, where waste/recycling areas can be easily accessed (and moved) by occupiers and waste operatives and where there would be no obstruction to pedestrian, cyclist or driver sight lines.

7.7.2 The existing dwelling is located within a residential area and the collection of refuse and recycling bins adjacent to the highway would be considered acceptable in accordance with Policy CP1 of the Core Strategy (adopted October 2011) and Policy DM10 of the Development Management Policies LDD (adopted July 2013).

#### 7.8 Sustainability

7.8.1 Policy DM4 of the Development Management Policies document states that applications for new residential development will be required to demonstrate that the development will meet a zero carbon standard (as defined by central government). However the government are

not pursuing zero carbon at this time and therefore the requirements of DM4 to achieve a 5% saving in CO2 over 2013 Building Regulations Part L would continue to apply.

7.8.2 The application is accompanied by a Regulations Compliance Report prepared by UK Building Compliance and SAP calculations. The report confirms that a range of energy efficiency measures are to be incorporated into the building fabric in order to reduce energy demand and confirms that the proposed scheme is to secure at least a 5% reduction in CO2 emissions below the baseline emission rate based on Part L 2013 edition.

## 7.9 CIL

7.9.1 Core Strategy Policy CP8 requires development to make adequate contribution to infrastructure and services. The Three Rivers Community Infrastructure Levy (CIL) came into force on 1 April 2015. The levy applies to new dwellings and development comprising 100sq. metres or more of floorspace (net gain), including residential extensions, although exemptions/relief can be sought for self-build developments and affordable housing. The Charging Schedule sets out that the application site is within 'Area A' within which there is a charge of £180 per sq. metre of residential development.

## 7.10 Biodiversity

7.10.1 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. The Habitats Directive places a legal duty on all public bodies to have regard to the habitats directive when carrying out their functions.

7.10.2 The protection of biodiversity and protected species is a material planning consideration in the assessment of this application in accordance with Policy CP9 of the Core Strategy and Policy DM6 of the Development Management Policies document. National Planning Policy requires Local Authorities to ensure that a protected species survey is undertaken for applications where biodiversity may be affected prior to the determination of a planning application. A Biodiversity Checklist was submitted with the application and states that no protected species or biodiversity interests will be affected as a result of the application.

## 8 **Recommendation**

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

### 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: 119/01/01A, SSHR 1002, SSHR 1072 REV A, SSHR 1573 REV A, SSHR 1574 REV A, SSHR 1575 REV A, SSHR 1576 REV A, SSHR 2571 REV A, SSHR 2572 REV A, SSHR 2573 REV A, SSHR 2574 REV A

Reason: For the avoidance of doubt and in the proper interests of planning and in the interests of the visual amenities of the locality, the residential amenity of neighbouring occupiers in accordance with Policies CP1, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM6, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013).

- C3 The proposed development hereby permitted, shall be carried out in accordance with the materials as shown on the approved plans and materials schedule and no external materials shall be used other than those approved.

Reason: 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 DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- C4 Before the first occupation of the development hereby permitted the windows in the first floor flank elevations and outer flank roofslopes shall be fitted with purpose made obscured glazing and shall be top level opening only at 1.7m above the floor level of the rooms in which the window are installed. The proposed window serving the stairwell shall be fitted with translucent glass. The windows shall be permanently retained in that condition thereafter.

Reason: To safeguard the amenities of the occupiers of neighbouring residential properties in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- C5 The development hereby permitted shall be implemented in accordance with the details of the energy statement prepared by HIBEC (dated 24/07/2020) prior to the occupation of the development and shall be permanently maintained thereafter.

Reason: To ensure that the development meets 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.

- C6 Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any other revoking and re-enacting that order with or without modification) no development within the following Classes of Schedule 2 of the Order shall take place.

Part 1

Class A - enlargement, improvement or other alteration to the dwelling

Class B - enlargement consisting of an addition to the roof

Reason: To ensure adequate planning control over further development having regard to the visual amenities of the locality, the residential amenity of neighbouring occupiers in accordance with Policies CP1, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM6, DM13 and Appendices 2 and 5 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](mailto:buildingcontrol@hertfordshirebc.co.uk) who will be happy to advise you on building control matters and will protect your interests throughout your build project

by leading the compliance process. Further information is available at [www.hertfordshirebc.co.uk](http://www.hertfordshirebc.co.uk).

Community Infrastructure Levy (CIL) - If your development is liable for CIL payments, it is a requirement under Regulation 67 (1) of The Community Infrastructure Levy Regulations 2010 (As Amended) that a Commencement Notice (Form 6) is submitted to Three Rivers District Council as the Collecting Authority no later than the day before the day on which the chargeable development is to be commenced. DO NOT start your development until the Council has acknowledged receipt of the Commencement Notice. Failure to do so will mean you will lose the right to payment by instalments (where applicable), lose any exemptions already granted, and a surcharge will be imposed.

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

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

- 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.
- I3 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.