

## PLANNING COMMITTEE – 23 SEPTEMBER 2021

### PART I - DELEGATED

#### 8. 21/1563/FUL - Single-storey front and side extensions at HOLLY HEDGES FARM OLLEBERRIE LANE, BELSIZE, WD3 4NU

Parish: Sarratt Parish Council  
Expiry of Statutory Period: 26.08.2021  
(Extension of Time Agreed: 27.09.2021)

Ward: Chorleywood North And Sarratt  
Case Officer: Scott Volker

Recommendation: That Planning Permission be Granted.

Reason for consideration by the Committee: Called in by Sarratt Parish Council unless Officers are minded to refuse for the reasons set out at 4.1.1 below.

#### 1 Relevant Planning History

- 1.1 18/0596/CLPD - Certificate of Lawfulness for Proposed Development: Construction of three single storey rear extensions; single storey side extension and construction of a detached outbuilding – Permitted May 2018; not implemented.
- 1.2 19/1598/PDE - Prior Approval: Single storey rear extension (depth 7.9 metres, maximum height 4 metres, maximum eaves height 2.5 metres) – No objection raised September 2019; not implemented.
- 1.3 19/1945/CLPD - Certificate of Lawfulness for Proposed Development: Construction of three single storey rear extensions single storey side extension, construction of a detached outbuilding, and construction of a first floor rear dormer – Permitted December 2019; not implemented.
- 1.4 20/1743/FUL - Demolition of existing dwelling and construction of a replacement two storey dwelling including alterations to land levels – Refused October 2020 for the following reasons:

*R1 The proposed replacement dwelling by reason of its excessive scale, height, bulk and massing and floor area would be materially larger than the existing dwelling it replaces and would constitute inappropriate development in the Green Belt, which, by definition, is harmful. There would also be harm to the openness of the Green Belt by reason of the scale of the proposed replacement dwelling. No very special circumstances have been provided which outweigh the inappropriateness of the development and other identified harm. As such, the development is contrary to Policy CP11 of the Core Strategy (adopted October 2011), Policy DM2 of the Development Management Policies LDD (adopted July 2013) and the NPPF (2019).*
- 1.5 20/2658/PDE - Prior Approval: Single storey rear extension (depth 7.9 metres, maximum height 4 metres, maximum eaves height 2.5 metres) – Prior Approval not required January 2021.
- 1.6 21/0301/PDT - Prior approval: Enlargement of the dwellinghouse by the construction of one additional storey (3.2m in height) and raising of ridge to result in an overall height of 8.4m (Class AA) – Prior Approval Required and Refused April 2021 for the following reason:

The proposed enlargement of the dwellinghouse by construction of an additional storey, would extend a dwellinghouse which was constructed prior to 1st July 1948 and as such fails to satisfy the requirements of AA.1(c) of Schedule 2, Part 1, Class AA of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

- 1.7 21/0650/PDE - Prior Approval: Single storey rear extension (depth 6.6 metres, maximum height 4 metres, maximum eaves height 2.5 metres) – Prior Approval not required.
- 1.8 21/0652/CLPD - Certificate of Lawfulness Proposed Development: Construction of three single storey rear extensions, single storey side extension and construction of detached outbuilding to side of dwelling – Permitted May 2021; not implemented.
- 1.9 21/1562/CLPD - Certificate of Lawfulness Proposed Development: Construction of three single storey rear extensions, single storey side extension and construction of dormer window with hip to gable roof alterations – Permitted August 2021; not implemented.
- 1.10 21/1566/PDE - Prior Approval: Single storey rear extension (depth 7.9 metres, maximum height 4 metres, maximum eaves height 2.5 metres) – Prior Approval not required July 2021.
- 1.11 21/1567/PDE - Prior Approval: Single storey rear extension (depth 6.9 metres, maximum height 4 metres, maximum eaves height 2.5 metres) - Prior Approval not required July 2021.

## **2 Description of Application Site**

- 2.1 The application site is located on the western side of Olleberrie Lane, Belsize.
- 2.2 Olleberrie Lane is located within a rural area of Belsize and contains a number of detached dwellings of varying size and appearance.
- 2.3 The application site is served by a vehicular access from Olleberrie Lane to the south east of the site but can also be accessed by a pedestrian gated entrance further north along Olleberrie Lane. The site contains a detached bungalow of timber construction with a slate roof. At the time of the site visit the dwelling was in a state of disrepair.
- 2.4 The site is located within the Metropolitan Green Belt.

## **3 Description of Proposed Development**

- 3.1 Planning permission is sought for the construction of single-storey front and side extensions.
- 3.2 The first of the front single storey extensions would extend forward of the existing eastern gable projection by 1.2 metres. It would have a width of 6.3 metres. The extension would have a ridge height of 5.5 metres to match existing, sloping down to an eaves height of 3.7 metres.
- 3.3 A further front extension is proposed which would follow the remainder of the front building line, infilling the central recessed section and also extending forward of the western aspect by 1.7 metres. The extension would extend to a total width of 11.9 metres. The roof of the original dwelling would extend over the front extensions sloping down to an eaves height 3 metres above the main entrance and 2.2 metres along the western aspect.
- 3.4 The proposed single storey side extension would be constructed along the east flank elevation and extend the width of the dwelling by 2 metres. It would extend 9.5 metres in depth built in line with the front and rear building lines of the existing dwellinghouse. The extension would have a mono-pitched roof which would be a continuation of the roof of the original dwellinghouse sloping down to an eaves height of 2.3 metres.
- 3.5 The proposed extensions would be built using materials that would match the dwellinghouse including timber cladding.

## **4 Consultation**

## 4.1 Statutory Consultation

### 4.1.1 Sarratt Parish Council: [Initial Objection – CALL-IN]

*The proposed plans are missing from this submission so it has not been possible to assess it. However if it is similar to other applications relating to this property, then we would object on the basis of over development. As such, SPC respectfully request that this is called into Committee if the planning officers are minded to approve.*

Officer Comment: Following the receipt of the above comments, the clarification and further plans were provided to the Parish and asked for further comment.

Sarratt Parish Council: Further comments:

*Thanks you for providing further clarification on this application, I think the information submitted by the agent was unclear.*

*If I have understood correctly, the pink areas in the proposed plans pdf, are extensions to the existing property and are the total subject of application 21/1563/FUL*

*However, again if I have understood correctly, this latest application is in addition to previously approved significant permitted development extensions. We have to assume that these permitted extensions will be executed, thus 21/1563/FUL represents further extension to an already over developed site. So in that context our response and request to be brought to planning committee would still stand.*

### 4.1.2 Landscape Officer: [No objection, suggested condition]

*It is evident that there are trees present within the site, it is unknown whether the existing plans will impact any of the surrounding vegetation from the documents provided. No Arboricultural survey has yet been provided. The development has the potential to cause damage to the tree's through intrusion into the root protection area to facilitate construction, including access to the site. Damage to tree roots (either direct or indirect) have the potential to cause tree's to decline.*

*An Arboricultural impact assessment, method statement and tree protection plan, which must conform with BS 5837:2012 'Trees in relation to design demolition and construction' will be required prior to development works taking place and shall be submitted to and approved in writing by the Local Planning Authority. This will outline any impacts that the proposals have on existing vegetation, what mitigation will be required to minimise the impact, and protective measures to prevent damage caused to retained vegetation throughout the construction period.*

Officer Comment: Following receipt of the above comments the applicant provided an Arboricultural Impact Assessment prepared by Trevor Heaps Arboricultural Consultancy Ltd. dated 27 July 2021 which includes details of tree protection measures. The Landscape Officer was verbally consulted on the submitted details and considered them acceptable and raised no objection to the proposed development subject to condition that the construction methods are undertaken in accordance with the submitted details.

### 4.1.3 National Grid: No response received.

## 4.2 Public/Neighbour Consultation

4.2.1 Number consulted: 6

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

4.2.3 Site Notice: Posted: 02.07.2021 Expired 23.07.2021

## **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 2021 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, 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, DM6, DM13 and Appendices 2 and 5.

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

### **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 Green Belt

### 7.1.1 Green Belt calculations:

Original dwelling = 133sqm

Existing extensions = 0sqm

Proposed extensions = 37sqm

Proposed building = 170sqm

Percentage cumulative increase in floor space = 28%

### 7.1.2 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 Belts are their openness and their permanence. The National Planning Policy Framework sets out that Green Belt serves five purposes:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns from merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land

### 7.1.3 Paragraph 149 of the NPPF indicates that the construction of new buildings within the Green Belt should be regarded as inappropriate; inappropriate development in the Green Belt is, by definition, harmful. However, 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, is listed as one of the exceptions to inappropriate development as set out within paragraph 149 of the NPPF.

### 7.1.4 Policy CP11 of the Core Strategy (adopted October 2011) 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.

### 7.1.5 Policy DM2 of the Development Management Policies LDD (adopted July 2013) relates to development within the Green Belt and sets out that extensions to buildings in the Green Belt that are disproportionate in size (individually or cumulatively) to the original building will not be permitted. The building's proximity and relationship to other buildings and whether it is already, or would become, prominent in the setting and whether it preserves the openness of the Green Belt will be taken into account.

### 7.1.6 The 'Extensions to Dwellings in the Green Belt Supplementary Planning Guidance' provides further explanation of the interpretation of the Green Belt policies of the Three Rivers Local Plan 1996-2011. These policies have now been superseded by Policy DM2 of the Development Management Policies LDD. Nevertheless, the SPG provides useful guidance and paragraph 4.5 of the Development Management Policies LDD advises that the guidance will be taken into account in the consideration of householder developments in the Green Belt until it is incorporated into the forthcoming Design Supplementary Planning Document. As a guide, the SPG advises that extensions resulting in a cumulative increase in floor space of more than 40% compared with the original dwelling may be disproportionate.

### 7.1.7 The original dwelling has a floorspace of 133sqm. The original dwellinghouse has not been previously extended. It is noted that there a number of Prior Approval and Lawful Development Certificates for single storey rear extensions and loft conversions as detailed within the site history in Section 1 of this report but these have not yet been implemented and thus are not taken into account in the floorspace calculations of the original dwelling. As a result the proposed development would result in a 28% increase in floorspace above the original dwellinghouse.

- 7.1.8 Based on the calculations the proposed extensions to the dwelling would not exceed the 40% guidance. In terms of design, the proposed front extension would include an infill extension given the existing staggered front building line and this infill element would not increase the apparent bulk of the property. The remainder of the proposed front extension would project 1.7 metres forward of the original building line which is not considered to be significant increase in depth to the original dwelling. The proposed extensions would be single storey and the roof form would be a continuation of the original roof and would not result in significant increase in the bulk and mass of the building when viewed side on. In addition when viewed from the front the extension would be read against the existing built form of the original dwelling. The proposed side extension is considered to be modest addition, the extension would be single storey increasing the width of the dwelling by 2 metres and it would not extend forward or beyond the front and rear elevations of the original dwelling. As a result, based on the 28% increase in floorspace and the design of the extensions they are not considered to be disproportionate and therefore would fall within exception 149(c) as set out at paragraph 149 of the NPPF.
- 7.1.9 On the basis that the development is appropriate in a Green Belt context, there would be no harm to openness as a result.
- 7.1.10 The comments from the Parish are acknowledged in respect of the possibility that further extensions would be permissible via the General Permitted Development Order 2015 (as amended) and a number of Lawful Development Certificates have been granted for extensions to the house. Were the applicant to implement those extensions permitted under the recent Lawful Development Certificate applications, the floor space increase would amount to 181sq.metres equating to a 132% increase. Nevertheless, the extensions proposed under this application are relatively limited when compared with the original house and certain extensions may not be possible as a result of implementing this permission. Consequently, it should not be automatically assumed that further extensions at the house would be harmful to the Green Belt when considering the exception listed at paragraph 149 of the NPPF and those within the SPG (i.e. infill extensions and dormer windows). It is for this reason that the removal permitted development rights would not, in Officers opinion, meet the tests as set out within paragraph 56 of the NPPF in that they must be necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.
- 7.1.11 As such the proposed extensions would not appear disproportionate to the host dwelling, thus the proposal is not considered to constitute inappropriate development within the Green Belt and would not harm openness as a result. The proposal would be in accordance with Policy CP11 of the Core Strategy (adopted October 2011), Policy DM2 of the Development Management Policies document (adopted July 2013) and the NPPF (2021).

## 7.2 Design & Impact on Street Scene

- 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 (adopted October 2011) states that development should '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'.
- 7.2.2 Policy DM1 and Appendix 2 of the Development Management Policies 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 in order to prevent a terracing effect and maintain appropriate spacing between properties in character with the locality. Front extensions will be assessed on their own individual merits but should not be excessively prominent in the street scene. With regards to side extensions the proximity to the flank boundary will be individually assessed.

7.2.3 Olleberrie Lane is located within a rural area with few dwellings located along this road. Those dwellings on Olleberrie are large detached buildings of varying design and character spaced apart from one another with the closest neighbouring properties either north (Cherry Trees) or south (Olleberrie Farm) of the application site sited in excess of 100 metres away. Therefore, it is acknowledged that the application dwelling is in a relatively isolated location and would not sit within an existing street scene. The proposed extensions would be relatively modest additions which would be proportionate to the original dwelling. The extensions would not increase the prominence of the dwelling with the street scene and would be constructed using materials that would match the appearance of the original dwelling. Therefore it is not considered that the proposed development would result in demonstrable harm to the character and appearance of the street scene and the development would be acceptable in accordance with Policy CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

### 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 the loss of light to the windows of neighbouring properties nor allow overlooking, and should not be excessively prominent in relation to adjacent properties.

7.3.2 Given the relatively isolated location of the application site, it is not considered that the proposed development would have a detrimental impact on neighbouring properties outside of the site. Thus the development is acceptable and in accordance with Policy CP1 of the Core Strategy (2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (2013).

### 7.4 Amenity Space

7.4.1 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. Section 3 (Amenity Space) of Appendix 2 of the Development Management Policies document provides indicative levels of amenity/garden space provision. The application dwelling benefits from a large private amenity space which is considered more than sufficient to accommodate the proposed development and continue to provide adequate level of amenity space to serve the dwelling.

### 7.5 Wildlife and Biodiversity

7.5.1 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.

7.5.2 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.

7.5.3 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. The Local Planning Authority is not aware of any records of bats (or other protected species) within the immediate area that would necessitate further survey. Notwithstanding this, given the

nature of the proposed works affecting the existing roof, an informative regarding bats would be added to any grant of consent.

## 7.6 Trees and Landscaping

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 was previously significantly overgrown however site clearance works have taken place prior to the submission of this application. The site does still contain a number of trees most of which are afforded protection by a tree preservation order. The Landscape Officer was consulted on the application and commented that it was not clear whether the proposed development would be impact on the trees on site. No Arboricultural survey has yet been provided and thus suggested a condition requiring such details in addition to a method statement and tree protection plan to be submitted and agreed in writing prior to commencement of development. Upon receipt of these comments an Arboricultural Impact Assessment prepared by Trevor Heaps Arboricultural Consultancy Ltd. dated 27 July 2021 which includes details of tree protection measures. The assessment indicates that two Category U trees will be removed and the remaining trees would be protected by fencing as detailed on the Tree Protection Plan referenced TH/A3/2532 B/TPP REV-A included within document. The Landscape Officer was verbally consulted and considered the submitted details acceptable and a condition is suggested to ensure that the development is implemented in accordance with the approved details.

7.6.3 Subject to conditions the proposed development would be acceptable in accordance with Policy DM6 of the Development Management Policies LDD (adopted July 2013).

## 7.7 Parking provision

7.7.1 Policy CP10 of the Core Strategy (adopted October 2011) requires development to provide adequate provision for all users, including car parking. Policy DM13 and Appendix 5 of the Development Management Policies LDD (adopted July 2013) set out parking standards.

7.7.2 The extended dwelling would contain two bedrooms which the parking standards set out that two off-street parking spaces should be provided within the site. The site benefits from a large driveway which is sufficient in size to accommodate four parked vehicles and allow them to exit and enter the highway in forward gear and is acceptable in accordance with Policy CP10 of the Core Strategy (adopted 2011) and Policy DM13 of the Development Management Policies LDD (adopted July 2013).

## 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: P/01 REV-A, P/02 REEV-E, P/05 REV-A and P/08.

Reason: For the avoidance of doubt and in the proper interests of planning in accordance with Policies CP1, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011), Policies DM1, DM6, DM13 and Appendices 2 and 5 of the

Development Management Policies LDD (adopted July 2013) and Policy CA2 of the Croxley Green Neighbourhood Plan (2018).

- C3 Unless specified on the approved plans, all new works or making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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

- C4 The development shall be undertaken in full compliance with the Arboricultural Impact Assessment, Method Statement and Tree Protection Plan, prepared by Trevor Heaps Arboricultural Consultancy Ltd. dated 27th July 2021.

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 as shown in Appendix 9 of the above mentioned report are in place on site.

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 **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) - Your development may be liable for CIL payments and you are advised to contact the CIL Officer for clarification with regard to this. If your development is CIL liable, even if you have been granted exemption from the levy, please be advised that before commencement of any works it is a requirement under Regulation 67 of The Community Infrastructure Levy Regulations 2010 (As Amended) that CIL form 6 (Commencement Notice) must be completed, returned and acknowledged by Three Rivers District Council before building works start. Failure to do so will mean you lose the right to payment by instalments (where applicable), and a surcharge will be imposed. However, please note that a

Commencement Notice is not required for residential extensions IF relief has been granted.

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

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

- 12 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).

- 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 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.
- 15 The applicant is hereby advised to remove all site notices on or near the site that were displayed pursuant to the application.