

PLANNING COMMITTEE – 20 JANUARY 2022

PART I - DELEGATED

- 7. 21/2285/FUL - Construction of first floor front and side extension, single storey rear extension, alterations to single storey front/side projection, alterations to fenestration and loft conversion including hip to gable roof alteration, rear dormer and front rooflights at 240 BALDWINS LANE, CROXLEY GREEN, WD3 3LQ.
(DCES)**

Parish: Croxley Green Parish Council
Expiry of Statutory Period: 02 December 2021
Extension agreed to 27 January 2022

Ward: Durrants
Case Officer: Katy Brackenboro

Recommendation: That Planning Permission be Granted.

Reason for consideration by the Committee: Called in by Parish Council for the reasons set out in full at 4.1.1 below.

1 Relevant Planning History

- 1.1 8/652/90 - Single storey front and side extension. Permitted.
- 1.2 8/502/92 - Loft conversion. Permitted. Not implemented.
- 1.3 97/0610 - Variation of conditions 3 & 4 of Planning Permission 8/652/90 (Use of garage as study). Permitted. Implemented.

2 Description of Application Site

- 2.1 The application site contains a semi-detached dwelling located along Baldwins Lane, Croxley Green. Baldwins Lane is a predominately residential street, characterised by a mixture of two storey semi-detached and detached properties of varying architectural style and finish, including variety in the external materials present. There are also bungalows present within the street scene.
- 2.2 The application dwelling is a two storey dwelling with a dark tiled hipped roof form which is finished in red brick to the front and pebble dash render to the flank and rear elevations. It has a single storey front and side extension and rear projection.
- 2.3 The application dwelling is set back from the highway by approximately 10m. To the front, there is an area of hardstanding which can accommodate 3 cars. To the rear, there is an amenity garden in excess of 200qm which is predominately laid as lawn with a decking area closest to the dwelling.
- 2.4 The adjoining semi-detached property to the east at No. 238 Baldwins Lane is located on a similar front building line and land level in relation to the host dwelling. It has a single storey flat roofed side extension and rear projection. The common boundary is marked by a parapet wall closest to the rear elevation with the remainder of the common boundary marked by close boarded fencing.
- 2.5 The neighbouring semi-detached property to the west at No. 242 Baldwins Lane is located on a similar front building line and land level in relation to the host dwelling. It has a two storey side extension with a flat roof form and single storey rear extension. The common boundary is marked by close boarded fencing.

3 Description of Proposed Development

- 3.1 This application seeks full planning permission for the construction of first floor front and side extension, single storey rear extension, alterations to single storey front/side projection, alterations to fenestration and loft conversion including hip to gable roof alteration, rear dormer and front rooflights.
- 3.2 The proposal would include a first floor front and side extension to the western part of the host dwelling. The proposed first floor front and side extension would have a width of 4.8m and depth of 9.6m, projecting 1m forward of the non-recessed part of the front building line. Amended plans detail that the proposed first floor front element would have a pitched roof with a maximum height of 7.1m and an eaves height of 4.6m. The side element would have a gabled roof form with a maximum height of 7.9m. Amended plans detail that the proposed first floor front and side extension would be set in 1m from the western boundary.
- 3.3 Two windows are proposed within the western flank at first floor level to serve the stairwell and toilet and within the front elevation one window is proposed to serve the additional bedroom.
- 3.4 The proposal would result in alterations to the single storey front/side projection with the existing porch walls replaced with brickwork walls to match existing. A mono-pitched roof is proposed forward of the porch which would extend across the porch and garage and would wrap around the western flank elevation. The mono-pitched roof would have a maximum height of 3.4m and eaves height of 2.7m. An additional window is also proposed within the western flank of the existing dwelling at ground floor level to serve a toilet.
- 3.5 The proposal would include a loft conversion with a hip to gable roof enlargement which would increase the width of the host dwelling by 5.7m. The loft conversion would also include a flat roofed rear dormer. This would have a width of 7.5m, depth of 3.2m and height of 2.2m. It would be set down from the main ridge by 0.3m and set in from the western flank by 0.4m and set in from the eastern flank by 0.3m. It would be set back from the plane of the rear wall by 0.2m. The proposed rear dormer would be finished in grey to match the new roof. Three rooflights would be inserted into the front roofslope. Fenestration would be inserted into the rear elevation including a Juliet balcony. A rooflight would be inserted into the flat roof of the dormer window. A window is also proposed within the western flank at second floor level to serve the stairwell.
- 3.6 The proposed single storey rear extension would have a depth of 3.5m and width of 8.1m. It would have a maximum height of 2.9m. Bi-folding doors would be inserted into the rear elevation. No flank glazing is proposed to this element.
- 3.7 All the existing and proposed windows would be altered to be double glazed grey upvc windows. A new front door is proposed.
- 3.8 The new roof would be tiled and grey in colour.
- 3.9 The single storey front/side extension would be constructed in red brick to the front and smooth render to the flanks. The proposed first floor front and side extension would be finished in smooth render along with the hip to gable alteration. The single storey rear extension would be finished in red brick.

- 3.10 Amended plans were sought during the course of the application. The proposed first floor front and side extension was reduced in width to be set in from the common boundary with No. 142 by 1m. The proposed first floor front extension was altered from a front gable to a pitched roof to the front. The proposed overhanging roof to the hip to gable roof was omitted from the scheme. The single storey front and side element was altered to a mono-pitched roof form. The proposed rear dormer was stepped back from the rear elevation by 0.2m.

4 Consultation

4.1 Statutory Consultation

4.1.1 Croxley Green Parish Council [Objects]

CGPC objects to the application for the following reasons:

1. The proposed projecting front first floor gabled extension is very dominant and out of character with the original 1950s semi-detached house which has hipped roofs.
2. The front first floor extension projects beyond the building line of the adjoining houses.
3. Proposed side gable to loft extension is also out of character and should have a half hip or Sussex hip to avoid being lopsided with the adjoining house.
4. Change of brickwork to render on first floor of existing house will spoil the existing composition and character of the pair of houses. All materials must match existing.
5. The application does not comply with Neighbourhood Plan policy CA2 and appendix C.

If the officer is minded to approve, CGPC request that the application is discussed by the TRDC Planning Committee.

4.1.2 National Grid: No response received

4.2 Public/Neighbour Consultation

4.2.1 Number consulted: 9

4.2.2 Re-consultation expired 29/12/2021

4.2.3 No of responses received: 0

4.2.4 Site Notice: Not required.

4.2.5 Press notice: Not required.

5 Reason for Delay

5.1 No delay.

6 Relevant Planning Policy, Guidance and Legislation

6.1 National Planning Policy Framework and National Planning Practice Guidance

On 20 July 2021 the revised NPPF was published, to be read alongside the online National Planning Practice Guidance. The 2021 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 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, DM13 and Appendices 2 and 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.

The Croxley Green Neighbourhood Plan (December 2018) is a material planning consideration. The Neighbourhood Plan seeks to protect the character and appearance of the area, and requires extensions to be well designed. Relevant policies include CA2 and Appendices B & C.

7 Planning Analysis

7.1 Impact on the character and appearance of the host dwelling and the streetscene

7.1.1 Policy CP12 of the Core Strategy (adopted October 2011) relates to the Design of Development and states that the Council will expect all development proposals to have regard to the local context and conserve or enhance the character, amenities and quality of an area.

7.1.2 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. With specific regard to the proposed development, the Design Criteria at Appendix 2 of the DMP LDD sets out that single storey rear extensions to semi-detached dwellings should generally not exceed 3.6m in depth. In order to prevent a terracing effect and maintain an appropriate spacing between properties in

character with the locality; two storey side extensions may be positioned on the flank boundary provided that the first floor element is set in by a minimum of 1.2m. This distance may be increased in low density areas or where development would have an adverse effect on an adjoining property. In high density areas, an absolute minimum of 1 metre will be considered. With regards to hip-to gable alterations, this type of extension is discouraged in the case of semi-detached houses as it is considered that this unbalances the pair and results in a loss of symmetry. In some cases, roof forms in a street may be uniform and therefore this type of alteration may erode the group value of the street and will not be supported by the Council. With regards to front extensions applications will be assessed on their individual merits but should not result in loss of light to windows of a neighbouring property nor be excessively prominent in the street scene. With regards to dormer windows, Appendix 2 states that they should always be subordinate to the main roof. They should be set below the existing ridge level, set in from either end of the roof and set back from the plane of the front or rear wall.

- 7.1.3 Policy CA2 of The Croxley Green Neighbourhood Plan requires that domestic extensions should seek to conserve and enhance the character of the area through the control of massing, alignment and height. Extensions that have an overbearing or adverse visual effect on the Character Area in which it is located will be resisted. Appendix C states that in the case of semi-detached houses any side extension should take account of the effect on the street-scene of a lop-sided extension, roof extensions should not involve the raising of the roof ridge, a change from hip roof to gable (other than a "Sussex hip" or "half hip"), side extensions should reflect the scale and proportion of the original house, including existing fenestration, architectural detail and materials.
- 7.1.4 Baldwins Lane comprises of detached and semi-detached dwellings with varied architectural style, some of which have been extended and altered. It is noted that the Parish Council raised concern that the proposed first floor front gabled extension would be very dominant and out of character with the original 1950s semi-detached house which has hipped roofs and that the front first floor extension projects beyond the building line of the adjoining houses. It is noted that amended plans were submitted during the course of the application which have omitted the front facing gable and that the impact of the amended plans on the character and appearance of the host dwelling and streetscene is discussed below from paragraph 7.1.5 onwards.
- 7.1.5 The proposed first floor front extension would be visible from the wider street of Baldwins Lane. Although it would be visible and would project beyond the first floor front building line, it would be set back from the highway and would be set down from the main ridge line by 1.5m and would not project forward of the existing ground floor front elevation. The character of this part of Baldwins Lane is very varied, including a two-storey flat roofed side extension to the immediate neighbour to the west, such that although there are no other similar extensions within the immediate vicinity of the application site, it is not considered that the first floor front extension would be prominent given its position and its amended pitched roof to the front.
- 7.1.6 Amended plans, details that the proposed first floor side extension would be set 1m from the western boundary with no. 242 and would have no roof overhang. Baldwins Lane is considered a higher density area where a spacing of 1m would be appropriate in accordance with the guidance set out within Appendix 2. It is considered that sufficient spacing would be maintained around the dwelling to prevent a terracing effect and the proposed side extension would not result in demonstrable harm to the character or appearance of the dwelling, street scene or area. The applicant is proposing roof alterations from a hipped roof form to a gable extension to facilitate

the first floor side extension, with the ridge of the main dwelling increasing approximately 5.7m in width.

- 7.1.7 Appendix 2 of the Development Management Policies LDD states the following with regard to hip to gable roof alterations; *'this type of extension is discouraged in the case of semi-detached houses as it is considered that this unbalances the pair and results in a loss of symmetry. In some cases, roof forms in a street may be uniform and therefore this type of alteration may erode the group value of the street and will not be supported by the Council'*. The adjoining neighbour at No.238 Baldwins Lane has not undertaken a hip to gable enlargement and as such the proposed development would alter the symmetry of the pair. However, the streetscene of Baldwins Lane is very mixed including two-storey and single storey dwellings, and as noted above, an existing two-storey flat roofed side extension to the immediate neighbour to the west. Consequently whilst the pair would be unbalanced, given the wider variety within the street scene it is not considered that the roof alterations would result in significant harm to justify refusal. It is also acknowledged that the gable would increase the bulk of the dwelling when viewed from the frontage, however, again given the varied nature of Baldwins Lane, no objection is raised. There are other examples of gabled first floor side extensions, such as at No.136 Baldwins Lane.
- 7.1.8 With regards to the proposed front rooflights, there are others within the vicinity and therefore this would not be uncharacteristic or harmful. They would be set within the plane of the roofslope and would not be excessively prominent.
- 7.1.9 To the rear a dormer window is proposed. Appendix 2 of the Development Management Policies LDD states the following with regard to dormer windows; *'dormer windows should always be subordinate to the main roof. They should be set below the existing ridge level, set in from either end of the roof and set back from the plane of the front or rear wall'*. Whilst it is acknowledged that the proposed rear dormer would be large, given that amended plans shows that it would be set in from the flanks, and set up from the plane of the rear wall and down from the ridge, it is considered subordinate to the main dwelling. In addition, it is noted that there are examples of large rear dormers in the vicinity. Given the above, it is not considered that the proposed rear dormer would result in significant demonstrable harm to justify refusal.
- 7.1.10 The proposed single storey rear extension would not be readily visible from the streetscene given its scale and siting. At a depth of 3.5m it would comply with the guideline figure within Appendix 2. It is considered that it would be subordinate to the host dwelling and would not result in any harm.
- 7.1.11 The Parish Council also raised concern regarding the proposed exterior materials and that these would spoil the existing composition and character of the pair of houses. Officers consider that the proposed materials are such that no harm would arise. It is noted that the existing dwelling is a mixture of brick to the front and render to the flank and rear and the streetscene is mixed. As such, it is not considered that the proposal exterior materials would appear out of character or result in an unduly prominent addition to the host dwelling.
- 7.1.12 The amended proposed development would therefore not result in unduly prominent additions and would be acceptable with regard to its impact on the host dwelling, street scene and wider area. The development would comply with Policies CP1 and CP12 of the Core Strategy, Policy DM1 and Appendix 2 of the DMP LDD and Policy CA2 and Appendices B and C of the Croxley Green Neighbourhood Plan Referendum Version (adopted Dec 2018).

7.2 Impact on amenity of Neighbours

- 7.2.1 Policy CP12 of the Core Strategy stipulates that development proposals should protect residential amenities by taking into account the need for adequate levels and disposition of privacy, prospect, amenity and garden space. The Design Criteria as set out in Appendix 2 of the DMP LDD stipulates that extensions should not result in loss of light to windows of neighbouring properties nor allow overlooking.
- 7.2.2 The proposed first floor front element would be set off the adjoining western boundary line by 1m and would be set of the boundary with the adjoining neighbour by 3.4m. The proposed set down and hipped roof of this element would also reduce its overall bulk when viewed from the perspective of these neighbours. By virtue of its size, extent and positioning it is not considered the front extension would result in any harm to either neighbour.
- 7.2.3 The guidance provided within Appendix 2 states that side extensions will be assessed individually against the proximity to the flank boundary. Appendix 2 also states that first floor extensions shall be a minimum of 1.2m from the flank boundary, although as previously set out, in high density areas, 1 metre spacing would be considered acceptable. The flank wall of the first floor side extension would be set 1m off the boundary with No. 242. It is not considered that the proposed first floor side extension would result in demonstrable harm to the amenity of the occupiers of No. 242 Baldwins Lane through overshadowing or loss of light.
- 7.2.4 The proposed hip to gable alteration would result in additional built form closest to No. 242. However, a space of 1m would be retained to the boundary and the roof overhang has been omitted. Furthermore this neighbouring property has a two storey flat roofed side extension which is also set in from the common boundary. As such it is not considered that the hip to gable roof alteration would result in any harm to the neighbour.
- 7.2.5 The amended rear dormer would be set in approximately 0.5m from the eastern flank elevation and 0.4m from the western flank elevation. Given that the dormer is set in from the side flanks of both neighbours and set up on the plane of the roof, it is not considered that it would result in an unacceptable loss of light or overbearing impact to either neighbour. With regards to overlooking, the windows within the rear of the dormer are orientated towards the private garden space of the application dwelling and would not result in additional overlooking compared to the pre-existing circumstances, given the presence of first floor windows. The proposed Juliet balcony has no external platform and as such would not result in any unacceptable overlooking. As such, it is not considered that the proposed rear dormer would result in any adverse impact on the residential amenity of any neighbouring dwelling.
- 7.2.6 A first floor flank window is proposed at first floor serving the toilet and stairwell and at second floor level serving the stairwell. Although these would not be a habitable rooms, a condition would be added to any permission ensuring that first and second floor flank windows shall be fitted with purpose made obscured glazing and shall be top level opening only at 1.7m above the floor level of the room in which the window are installed and maintained in that condition thereafter. This condition would prevent a perceived sense of or actual overlooking.
- 7.2.7 The proposed alterations to the existing single storey front and side would not result in any harm to the visual amenities of any neighbouring properties. The front extension would not project beyond the front building line of the neighbouring property at No. 242 and would be set in from the eastern boundary with the adjoining neighbour at No. 238 and as such no harm would occur in terms of overbearing

impact or loss of light. The proposed glazing to the front would overlook the front amenity space and window serving the toilet within the existing western flank of host dwelling would not give rise to any unacceptable overlooking. The proposed front rooflights would not result in any unacceptable overlooking.

7.2.8 Appendix 2 of the Development Management Policies LDD advises that generally single storey rear extensions to semi-detached properties can have a maximum depth of 3.6m. In this case, the proposed single storey rear extension would have a maximum depth of 3.5m which would comply with the guidelines. It would project 3.5m beyond the adjoining neighbouring property at no. 238. It is not felt that the addition would result in a loss of light or harm the visual amenities of this neighbouring property. Given its scale and siting, it is not considered that it would result in any harm to the neighbouring property at No. 242. Its roof form and height would not be excessive and would minimise any impact.

7.2.9 On balance, it is considered that the proposed amended development would not therefore result in any adverse impact on the residential amenity of any neighbouring dwelling and the development would 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.

7.3 Amenity Space Provision for future occupants

7.3.1 Policy CP12 of the Core Strategy states that development should take into account the need for adequate levels and disposition of 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.

7.3.2 The proposed development would increase the number of bedrooms from 3 to 4, therefore 105sqm of private amenity space would need to be retained. Following the works, the site would retain approximately 278sq of amenity space. As such, it is considered acceptable in this regard.

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

7.4.2 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 DMP LDD. 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. As the proposal would result in alterations to the existing roof an informative regarding bats would be attached to any permission.

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.

7.6 No trees would be affected as a result of the proposed development.

7.7 Highways, Access and Parking

7.7.1 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. The proposed development would increase the number of bedrooms within the dwelling from three to four and as such there would be a parking requirement for three cars. The existing driveway to the dwelling has the capacity to accommodate 3 vehicles, sufficient for the dwelling and proposed development thus the proposal would be compliant with the above criteria.

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: 0001 REV 01, 0002 REV 01, 0003 REV 01, 101 REV 00, 111 REV 01, 201 REV 04, 202 REV 04 and 211 Rev 04.

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 and DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013) and Policy CA2 and Appendices B and C of the Croxley Green Neighbourhood Plan Referendum Version (adopted December 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 Before the first occupation of the development hereby permitted the windows within the western flank elevation, at first floor level serving the stairwell and toilet and at second floor level serving the stairwell shall be fitted with purpose made obscured glazing and shall be top level opening only at 1.7m above the floor level of the room in which the window are installed. The window shall be permanently retained in that condition thereafter.

Reason: To safeguard the amenities of the occupiers of No. 242 Baldwins 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 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 windows or similar openings [other than those expressly authorised by this permission] shall be constructed in the elevations and roofslopes of the proposed extensions hereby approved.

Reason: To safeguard the residential amenities of neighbouring 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).

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 £97 per request (or £28 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. Information and application forms are available at www.hertfordshirebc.co.uk. Alternatively the Council's Building Control section can be contacted on telephone number 01923 727130 or email building.control@hertfordshirebc.gov.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. Information on this is also available from the Council's Building Control section. 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 stipulates that construction activity (where work is audible at the site boundary) 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 applicant and/or their agent and the Local Planning Authority engaged in pre-application discussions which result in a form of development that maintains/improves the economic, social and environmental conditions of the District.
- 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