

PLANNING COMMITTEE – THURSDAY 23RD JANUARY 2025

24/1360/FUL – Construction of pitched roof single storey side extension with accommodation in the roofspace at Solesbridge House, Solesbridge Lane, Chorleywood, Rickmansworth, WD3 5SR

24/1476/LBC – Listed Building Consent: Construction of pitched roof single storey side extension with accommodation in the roofspace at Solesbridge House, Solesbridge Lane, Chorleywood, Rickmansworth, WD3 5SR

Parish: Chorleywood Parish Council
Expiry of Statutory Period: 30.12.24
(Extension of Time: 30.01.2025)

Ward: Chorleywood North and Sarratt
Case Officer: Alannah Stringer

Recommendation:

- 1) That Planning Permission be refused; and,
- 2) That Listed Building Consent be granted.

Reason for consideration by the Committee: The application is brought to Committee as the agent for the application is a Three Rivers District Councillor.

To view all documents forming part of this application please go to the following links:

24/1360/FUL:

<https://www3.threerivers.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SIVUY8QF0FA00>

24/1476/LBC:

<https://www3.threerivers.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SJWBPGQF0F400>

1 Relevant Planning History

- 1.1 24/1316/FUL - Demolition of existing boundary wall; construction of fencing and gate; extension of gravel drive. Permitted November 2024. Not implemented.
- 1.2 24/1317/LBC - Listed Building Consent: Demolition of existing boundary wall; construction of fencing and gate; extension of gravel drive. Permitted November 2024. Not implemented.
- 1.3 04/0721/LBC - Listed Building Consent: Internal alterations to existing dressing room, installation of new drainage. Permitted July 2004.
- 1.4 03/0635/FUL - Conversion of existing garage into habitable accommodation. Permitted June 2003.
- 1.5 03/0636/LBC - Listed Building Consent: Conversion of existing garage into habitable accommodation. Permitted June 2003.
- 1.6 8/114/85 - (Outline) Conversion and extension of barn to form detached dwelling with double garage and erection of detached dwelling with double garage. Refused March 1985.

2 Description of Application Site

- 2.1 The application site is located on the western side of Solesbridge Lane, Chorleywood, adjacent to the junction with the Chess Valley Walk (Public footpath Chorleywood 002) which is set to the east boundary of the site.

- 2.2 Solesbridge Lane has an irregular street scene, comprised of terraced cottages and larger detached dwellings on plots of varying scale.
- 2.3 Neighbouring the host dwelling to the north is Abhishek, a two storey detached dwelling while set to the west of the site is 16 The Readings, a two storey detached dwelling. To the south of the site, on the east side of Solesbridge Lane, are a number of detached properties of varying architectural style set back from the highway with wide access points and extensive hard standing driveways. It is noted that whilst each property on Solesbridge Lane is unique in style, design, plot and placement, the character of Solesbridge Lane is derived from the extensive greening and soft landscaping to the site frontages.
- 2.4 Solesbridge House is a Grade II listed building, of early to mid-17th century origin, which has been subject to alterations and extensions throughout the 19th and 20th centuries. It has a timber frame core, cased and extended in brick, all colour washed and rendered with some sham timber framing. The first floor contains gabled half dormers. To the rear of the original block is a taller early twentieth century wing with casement windows.
- 2.5 Historic England's listing describes Solesbridge House as:
- 'House. Early to mid C17, altered and extended C19 and early C20. Timber frame core, cased and extended in brick, all colourwashed and rendered with some sham timber framing. Tiled roofs. Originally 2 bays. 1 storey and attic. Ground floor 3 and 4 light timber glazing bar casements. First floor gabled half dormers. Right end external C17 stack with offsets and small side light. Left end external stack added. To rear of original block is a taller early C20 wing with casement windows. Set back to left and perhaps reflecting an earlier structure is a low gable fronted entrance bay. Further left a C19 bay, ground floor 4 light casement, first floor 3 light half dormer in sham timber framing. Right end stack. Taller early C20 wing added to rear of this range, sham timber framing. Interior: stop chamfered ground floor binding beam, stop chamfered timber lintel to fireplace, braces to cambered tie beams, queen struts to collars clasping purlins'*
- 2.6 The host dwelling is set to the northeast side of the site, which includes a large garden which wraps around the dwelling from the south to the northeast. The garden is set at varying land levels, and the southeastern aspect of the garden is set at a significantly higher land level than the highway and appears to be set with a retaining wall to the front boundary of the site, which adjoins the original curved brick and stone wall.
- 2.7 The site is accessed via dropped kerb and gated entry off of Solesbridge Lane. There is some facility for pedestrian access.

3 Description of Proposed Development

- 3.1 The two applications seek full planning permission and Listed Building Consent for the construction of a single storey side extension with accommodation in the pitched roof.
- 3.2 The proposed extension would be set to the north side of the host dwelling, adjacent to the northeastern corner of the site and boundary with the Chess Valley Walk. The extension would link to main house by adjoining the existing early 20th century single storey extension, requiring the demolition of the rear elevation of that extension.
- 3.3 The proposed extension has an approximate ridge height of 6m, width 11.5m and depth 5.2m. The proposed extension has a steep gable ended pitched roof, with provision for first floor accommodation / living space and void.
- 3.4 To the north and south facing roof slopes four large conservation rooflights are proposed. To the south facing elevation there would be three large patio doors. The west elevation, facing towards the west side of the garden, is primarily glazed. Within the gabled elevations there would be glazing and a window. All glazing would comprise of anthracite grey timber fenestration.

3.5 The proposed extension is to be finished in black stained feather edge timber cladding, and clay roof tiles to match the existing dwelling. The roof of the existing flat roofed 20th century rear extension is to have sedum planted finish.

3.6 To the west of the proposed extension, adjoining the western elevation an extended patio area is proposed which extends between the proposed extension, existing dwelling and existing single storey extension. The patio area is to be natural stone slabs set on a 50mm sand base over compacted hardcore and would have a total area of approximately 58sqm. No further details have been provided.

4 Consultation

4.1 Chorleywood Parish Council: Comment received:

The Committee had Concerns with this application on the following grounds:

Solesbridge House is a listed building, and the materials used for the proposed extension need to be in keeping with the property. The Parish will defer to the judgement of the Conservation Officer as to the level of harm the use of the proposed materials will cause to the listed building.

Should the plans or supporting information be amended by the Applicant, please advise the Parish Council so that the comments can be updated to reflect any amendments.

4.2 Conservation Officer: Objection received:

This application is for: Construction of two storey side extension Solesbridge House is a Grade II listed property that dates from the early to mid-seventeenth century and has been altered and extended in the nineteenth and twentieth centuries. It has a timber frame core, cased and extended in brick, all colour washed and rendered with some sham timber framing. The first floor contains gabled half dormers. To the rear of the original block is a taller early twentieth century wing with casement windows.

As a Grade II listed building it contains historic and architectural interest, particularly related to the older/original part of the house. The proposed extension would consist of a one and a half storey extension with roof space accommodation, linking to the northern side of the house. It would link through the location of the existing flat roofed single storey extension.

The extension would measure 6m in height with a width of 12m and a depth of 5m excluding the link element with 8 x rooflights, sliding doors on the side, a glazed gable end on the western elevation and casement windows on the eastern elevation. The property has already been extended with the later elements to the north, which is taller than the original ridge height and also has been extended with a single storey flat roofed extension.

Whilst the proposal would only be attached via a link and appear partially separated, it would increase the degree to which the older elements of the property would be subsumed in later extensions. In addition, the design proposed is not sympathetic to the existing property, due to its height, scale, form and use of rooflights and large paned glazing.

The proposed extension is relatively large and would screen views toward the north elevation of the property. The extension would likely be visible from public views particularly in winter months when it would be less heavily screened.

The proposal would detract from the historic character of the listed building, reducing its legibility and harm its special character and significance. The proposal would fail to preserve or enhance the character and appearance of the listed building, contrary to Sections 16 (2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. With regards to the National Planning Policy Framework the level of harm is 'less than substantial' as per

paragraph 215. 'Great weight' should be given to the heritage asset's conservation as per paragraph 212.

4.3 The Society for the Protection of Ancient Buildings (SPAB): Objection received:

Thank you for notifying the Society of the application affecting this grade II listed building. Having carefully reviewed the application documents, we have a number of concerns in relation to the application as it currently stands and must therefore register our objection.

The Heritage Design and Access Statement (HDAS) describes the building in general terms; however, it lacks an assessment/description of the building's significance and details of the age and significance of the fabric that will be affected.

It describes the existing flat roofed extension as 'non historic' and claims that date described within the Historic England Official Listing is incorrect. However, it fails to state a date of construction or to provide evidence to confirm that it is of later construction than described in the listing.

Consequently, we advise that the application immediately fails to meet the requirements of paragraph 200 of the NPPF which states that in determining applications, local authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution to their setting.

The HDAS states; 'The character of the rear of the dwelling does not promote the historic nature of the front elevation and is rather a 'clumsy' array of mismatching structures aggressively connected'. This description fails to recognise the buildings historic significance, the evolution of its different architectural forms and the hierarchy of the elevations. These aspects are all essential to the historic character to the asset. The recognition of which should be used to inform the sensitive design of any intervention.

The proposed extension is large and obscures the majority of the north elevation, detracting from the historic character of the listed building and reducing its legibility. this would cause an unacceptable level of harm to the special interest of the heritage asset; therefore, we would not be able to support this intervention.

We believe that it is essential that new extensions take cues from the existing architectural form of a building, responding to its scale, mass and materials. In essence, we believe that new works should be modest, sympathetic, and complementary to the original. They should not compete unduly with the original building nor mimic it.

The HDAS claims that the extension is required to prevent the property from becoming at risk due to high maintenance costs. It is difficult to agree that building an annexe will help to save costs maintaining the historic property. In fact, we would argue that the relocation of all the living accommodation from the historic asset to the modern annexe, increases the risk of the historic property becoming underused and neglected. We therefore do not consider that sufficient justification has been provided for the construction of a large annexe that would outweigh the harm that would be caused to the historic interest of the asset.

Paragraph 206 of the NPPF states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

We therefore object to this application as it stands and recommend that it is either refused or withdrawn to allow time for the applicant to provide a more sensitive set of proposals.

4.4 National Grid (Gas): No response received.

5 **Public/Neighbour Consultation**

- 5.1.1 Number consulted: 3
- 5.1.2 No of responses received: 0
- 5.1.3 Site Notice: Posted: 27.08.2024. Expired: 17.09.2024.
- 5.1.4 Press notice: 06.09.2024. Expired: 27.09.2024.

6 Reason for Delay

- 6.1 Committee cycle.

7 Relevant Planning Policy, Guidance and Legislation

7.1 National Planning Policy Framework and National Planning Practice Guidance

In December 2024 the National Planning Policy Framework was updated. 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 retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits unless there is a clear reason for refusing the development (harm to a protected area). Relevant chapters include Chapter 2, Chapter 6 and Chapter 7.

S16(2) of Planning (Listed Buildings and Conservation Areas) Act 1990 requires LPAs to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses when considering whether to grant listed building consent.

S66(1) of Planning (Listed Buildings and Conservation Areas) Act 1990 requires LPAs to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses when considering whether to grant planning permission.

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 Environment Act (2021).

7.2 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 PSP2, 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, DM3, DM6, DM9, DM13 and Appendices 2 and 5.

The Chorleywood Neighbourhood Plan (Referendum Version August 2020). Relevant policies include: 1 and 2.

8 Planning Analysis

8.1 Design and Impact on the Street Scene and Listed Building (Heritage Asset)

8.1.1 Policy CP1 of the Core Strategy (adopted October 2011) seeks to promote buildings of a high enduring design quality that respect local distinctiveness. Policy CP12 of the Core Strategy 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.'

8.1.2 Policy DM1 and Appendix 2 of the Development Management Policies Local Development Document (adopted July 2013) set out that development should not lead to a gradual deterioration in the quality of the built environment or have a significant impact on the visual amenities of the area. As set out Appendix 2, new development should not be excessively prominent in relation to adjacent properties or general street scene and as set out in Policy 2 of the Chorleywood Neighbourhood Plan, any development should lead to a positive contribution to the street scene and be in keeping with the special characteristics of the area.

8.1.3 The application dwelling is a Grade II listed building. Policy DM3 of the Development Management Policies Local Development Document (adopted July 2013) sets out that when assessing applications for development, there will be a presumption in favour of the retention and enhancement of heritage assets to secure their future protection. Applications will only be supported where they sustain, conserve and where appropriate enhance the significance, character and setting of the asset itself and the surrounding historic environment. Policy DM3 also outlines that:

b) Listed Buildings

The council will preserve the District's Listed Buildings and will only support applications where:

ii) The extension/alteration would not adversely affect its character as a building of special architectural or historic interest both internally or externally or its wider setting.

8.1.4 Policy 1 of the Chorleywood Neighbourhood Plan states that 'the historic heritage within the plan area will...be conserved, and wherever possible, enhanced through positive action.'

In respect of the listed building consent application, the new contemporary extension would extend from an existing flat roofed single storey side extension which previously served as a modern garage. The conversion of this flat roof extension was permitted by the Local Planning Authority in 2003 via planning permission 03/0635/FUL and listed building consent 03/0636/LBC. Whilst the actual date of the extension is not known, it is evident from site visit observations and the fact that the extension was altered post the grant of the above permissions, that this addition is more than probably a 20th Century addition. Consequently, the use of the current extension to serve a new kitchen, the removal of its rear wall to serve

the new extension, the insertion of a new modern glazed window to the flank elevation and the introduction of a green roof would not have an adverse impact on the listed building's special character. As such, the listed building consent application is acceptable in accordance with S16(2) of Planning (Listed Buildings and Conservation Areas) Act 1990.

- 8.1.5 Notwithstanding, in respect of the application for planning permission for the new extension the Conservation Officer raises an objection given the way in which the proposed extension would subsume the later extensions and its unsympathetic design by virtue of its height, scale, use of rooflights and large paned glazed. The proposed extension would also screen views of the northern elevation of the dwelling. The Conservation Officer summarised that the proposal would detract from the historic character of the listed building, reducing its legibility and harm its special character and significance. Furthermore, The Society for the Protection of Ancient Buildings (SPAB) comments support those provided by the Conservation Officer, stating that the proposed extension would obscure the northern elevation of the listed building. SPAB also note that the Heritage Statement provided lacks sufficient information regarding the significance of the Listed Building and makes claims at odds with the listing by Heritage England that are not substantiated with evidence. This is at odds with Paragraph 213 of the NPPF that requires 'clear and convincing justification' for any harm to the significance of a designated heritage asset.
- 8.1.6 It is considered that the extension would appear excessively prominent in relation to the main dwelling. The proposed extension is set to the north of the site and is adjacent to both the north and east site boundaries with the latter running parallel to the public footpath (Chess Valley Walk). It is considered that the proposed extension given its large scale and mass would likely be visible from public vantage points. Furthermore, the scale of the proposed extension when viewed in conjunction with the existing extensions would when viewed collectively subsume and appear unsympathetic to the existing form of the host dwelling.
- 8.1.7 To exacerbate the extension's scale, the proposed materials, finish and large paned windows would appear incongruous to the character of the existing building. The proposed extension would be finished in black stained feather edge timber cladding with large, panelled windows which are unsympathetic to the historic architectural designs. Given the scale of the extension, the overly modern addition is considered to be excessively prominent and incongruous to the existing dwelling and therefore harmful to the character of the listed building, with the height of the roof exacerbating this dominant appearance thereby significantly altering the character and setting of the listed building. In addition, the proposed extension projects beyond the east flank of the host dwelling which further emphasises its bulk and mass.
- 8.1.8 There would be no issues regarding the new patio area on the setting of the listed building, noting that hard surfacing, in parts, already exists.
- 8.1.9 Notwithstanding the acceptability of the listed building consent, the proposed development by virtue of the scale, design, siting and unsympathetic materials would cause less than substantial harm to the heritage asset, contribute to the erosion of its legibility and harm the special character and significance of the dwelling. As a result, the proposal would fail to preserve or enhance the character and appearance of the listed building, contrary to Sections 16 (2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Paragraph 212 of the NPPF (2024) states that 'great weight should be given to the asset's conservation.' In addition, paragraph 215 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including, where appropriate, securing its optimum viable use.
- 8.1.10 The applicant has stated that they have taken a "stagnant" property which is in danger of remaining empty, and looking to 'breath life' into the house.

8.1.11 No evidence has been submitted which supports the assertion that the property is at risk and moving key family rooms to an extension will potentially have the effect of underutilising the older parts of the house. It is accepted that there is potential scope to alter the former garage extension, however, the extension as proposed in its current form is unacceptable. As such, no public benefits are considered to exist to outweigh the harm identified. The proposed extension is therefore contrary to Policies CP1 and CP12 of the Core Strategy (2011), Policies DM1, DM3 and Appendix 2 of the Development Management Policies LDD (2013), Policies 1 and 2 of the Chorleywood Neighbourhood Plan (2020) and the NPPF (2024).

8.2 Impact on Neighbours

8.2.1 Policy CP12 of the Core Strategy states that development should 'protect residential amenities by taking into account the need for adequate levels of disposition of privacy, prospect, amenity and garden space'.

8.2.2 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.

8.2.3 Given the location and scale of the proposed works, it is not considered that the residential amenity of adjoining neighbours would be unduly affected by the proposal.

8.2.4 In summary, the proposed development would not result in any adverse impact on any neighbouring dwelling and the development would be acceptable in accordance with Policies CP1 and CP12 of the Core Strategy (2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (2013).

8.3 Biodiversity

8.3.1 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.

8.3.2 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.

8.3.3 A Biodiversity Checklist was submitted with the application which states that biodiversity/ protected species may be impacted as a result of the proposal. However, Hertfordshire Ecology have advised the applicant that an ecological survey/ pre-liminary roost assessment is not required on the basis that no works are proposed for roof/second storey of the host dwelling/ listed building.

8.3.4 Mandatory Biodiversity Net Gain

8.3.5 Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value. This is subject to exemptions, and an exemption applies in relation to planning permission for a development which is the subject

of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015).

- 8.3.6 The applicant has confirmed that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply because the application relates to householder development.

8.4 Trees and Landscaping

- 8.4.1 Policy DM6 of the DMP 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.

- 8.4.2 Policy 2 of the Chorleywood Neighbourhood Development Plan sets out that:

Developments must incorporate high quality landscape design and maximise opportunities for greening through planting of trees or hedging and other soft landscaping that contribute to the streetscape and character of the area.

- 8.4.3 The application site is not located within a conservation area, and no trees within or immediately adjacent the site are protected. Whilst trees exist near to the proposed extension, it is considered that in the event of an approval, conditions could be imposed to safeguard the trees.

8.5 Rear amenity

- 8.5.1 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.

- 8.5.2 The proposed development would not increase the number of bedrooms and as such there would be no additional requirement for rear amenity space. Whilst the proposed development would result in a reduction of approximately 60sqm of amenity space, the site would retain a minimum of approximately 690sqm of amenity space which exceeds the standards set within Appendix 2 of the DMP LDD. The proposal is therefore considered acceptable in this regard.

8.6 Highways, Access and Parking

- 8.6.1 Core Strategy Policy CP10 (adopted October 2011) requires development to make adequate provision for all users, including car parking. Policy DM13 in the Development Management Policies document (adopted July 2013) states that development should make provision for parking in accordance with the Parking Standards set out within Appendix 5.

- 8.6.2 The proposal does not include an increase in bedrooms and no alterations to parking have been included within the proposal. Whilst there is an existing shortfall in parking, the site circumstances are not altered as a result of the proposal and therefore it is not considered reasonable to refuse on these grounds.

9 **Recommendation**

- 9.1 24/1316/FUL:

- 9.1.1 That **PLANNING PERMISSION BE REFUSED** for the following reason:

R1: The proposed single storey side extension with accommodation in the roofspace by virtue of its scale, siting and unsympathetic materials would have an adverse impact on the

special character and significance of the listed building, resulting in less than substantial harm. No public benefits have been demonstrated to outweigh the harm. As a result, the development would fail to preserve or enhance the character and appearance of the listed building, contrary to Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies CP1 and CP12 of the Core Strategy (adopted October 2011), Policies DM1, DM3 and Appendix 2 of the Development Management Policies LDD (2013), Policies 1 and 2 of the Chorleywood Neighbourhood Plan (2020) and the NPPF (2024).

9.2 Informative:

- I1 The Local Planning Authority has been positive and proactive in considering 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 Local Planning Authority encourages applicants to have pre-application discussions as advocated in the NPPF. The applicant and/or their agent did not have formal pre-application discussions with the Local Planning Authority and the proposed development fails to comply with the requirements of the Development Plan and does not maintain/improve the economic, social and environmental conditions of the District.

9.3 24/1317/LBC:

9.3.1 That **LISTED BUILDING CONSENT BE PERMITTED** subject to the following conditions:

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

Reason: To comply with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- C2 Prior to their first installation on site, details (including sections and elevations at scales between 1:20 and 1:1 as appropriate) of proposed new window to be used shall be submitted to and approved in writing by the Local Planning Authority. The works shall be undertaken in accordance with the approved details and shall be permanently maintained as such.

Reason: To prevent the building being constructed in inappropriate materials, in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM3 of the Development Management Policies LDD (adopted July 2013).

9.4 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 £145 per request (or £43 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 01438 879990 or at buildingcontrol@hertfordshirebc.co.uk who will be happy to advise you on building control matters and will protect your interests throughout your build project

by leading the compliance process. Further information is available at www.hertfordshirebc.co.uk.

Community Infrastructure Levy (CIL) - Your development may be liable for CIL payments and you are advised to contact the CIL Officer for clarification with regard to this (cil@threerivers.gov.uk). 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.

Following the grant of planning permission by the Local Planning Authority it is accepted that new issues may arise post determination, which require modification of the approved plans. Please note that regardless of the reason for these changes, where these modifications are fundamental or substantial, a new planning application will need to be submitted. Where less substantial changes are proposed, the following options are available to applicants:

{\b (a)} Making a Non-Material Amendment

{\b (b)} Amending the conditions attached to the planning permission, including seeking to make minor material amendments (otherwise known as a section 73 application).

It is important that any modifications to a planning permission are formalised before works commence otherwise your planning permission may be unlawful and therefore could be subject to enforcement action. In addition, please be aware that changes to a development previously granted by the LPA may affect any previous Community Infrastructure Levy (CIL) owed or exemption granted by the Council. If you are in any doubt whether the new/amended development is now liable for CIL you are advised to contact the Community Infrastructure Levy Officer (01923 776611) for clarification. Information regarding CIL can be found on the Three Rivers website (<https://www.threerivers.gov.uk/services/planning/community-infrastructure-levy>).

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. Further information on how to incorporate changes to reduce your energy and water use is available at: <https://www.threerivers.gov.uk/services/environment-climate-emergency/home-energy-efficiency-sustainable-living#Greening%20your%20home>

- 12 The applicant is reminded that the development subject to this grant of Listed Building Consent must be carried out in accordance with the submitted documents including: 2366-SK-100 Rev A; 2366-SK-105 and 2366-SK-101 Rev A.

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