

PLANNING COMMITTEE – THURSDAY 11 SEPTEMBER 2025

25/0919/FUL – Construction of pitched roof single storey side extension and sedum roof over the link at Solesbridge House, Solesbridge Lane, Chorleywood, Rickmansworth, WD3 5SR

25/0920/LBC – Listed Building Consent: Construction of pitched roof single storey side extension, and sedum roof over the link at Solesbridge House, Solesbridge Lane, Chorleywood, Rickmansworth, WD3 5SR

Parish: Chorleywood Parish Council
Expiry of Statutory Period: 04.08.2025
(Extension of Time: 18.09.2025)

Ward: Chorleywood North and Sarratt
Case Officer: Alannah Stringer

Development Type: Householder.

Recommendation:

- 1) That Planning Permission be granted.
- 2) That Listed Building Consent be granted.

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

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

25/0919/FUL: <https://www3.threerivers.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal= SX0CNAQFGNR00>

25/0920/LBC: <https://www3.threerivers.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal= SX0CN2QFGNP00>

1 Relevant Planning History

- 1.1 24/1360/FUL - Construction of pitched roof single storey side extension with accommodation in the roof space. Refused. 28.01.2025. Reason for refusal:

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).

- 1.2 24/1476/LBC - Listed Building Consent: Construction of pitched roof single storey side extension with accommodation in the roofspace. Granted. 28.01.2025
- 1.3 24/1316/FUL - Demolition of existing boundary wall; construction of fencing and gate; extension of gravel drive. Permitted November 2024. Not implemented.
- 1.4 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.
- 1.5 04/0721/LBC - Listed Building Consent: Internal alterations to existing dressing room, installation of new drainage. Permitted July 2004.

- 1.6 03/0635/FUL - Conversion of existing garage into habitable accommodation. Permitted June 2003.
- 1.7 03/0636/LBC - Listed Building Consent: Conversion of existing garage into habitable accommodation. Permitted June 2003.
- 1.8 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 runs along the eastern 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 sizes.
- 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 has sylvan characteristics and further down the lane is more open and rural in character.
- 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 applications seek full planning permission and Listed Building Consent for the construction of a pitched roofed single storey side extension with a sedum roof over the link (existing flat roofed extension).
- 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 4.3m, eaves height of 2.7m, width 9.6m and depth 4.5m. The proposed extension has a gable ended pitched roof finished in clay tiles to match the existing dwelling.
- 3.4 To the eastern elevation, a three-casement anthracite grey timber window is proposed. To the southern elevation anthracite grey bi-folding doors are proposed. To the west elevation, three anthracite grey bi-folding doors are proposed, and 3 large anthracite grey timber windows would be sited above these.
- 3.5 The proposed extension is to be finished in smooth render to match the existing dwelling. The base of the proposed extension would be finished in brick to match the existing. 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 would have a total area of approximately 64sqm. Patio slabs to match the existing would be set on the existing hardcore subbase..
- 3.7 A large picture window is proposed to the east elevation of the existing single storey 20th century extension. 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 slabs would match the existing patio are to be laid on the existing hardcore sub base, draining towards the existing soakaway.
- 3.8 Amended plans were received during the course of the application which reduced the scale of the proposed extension, altered the proposed materials and removed the rooflights. Further amended plans were received providing further details regarding the proposed patio.
- 3.9 The primary differences between the refused application 24/1360/FUL and the current applications under consideration are set out below:

	<u>24/1360/FUL (Refused)</u>	<u>25/0919/FUL/ 25/0920/LBC (Amended)</u>
Scale	<ul style="list-style-type: none"> - 6m Height - 11.5m Width - 5.2m Depth - Single storey with roof accommodation, steep gabled ended pitched roof with living space 	<ul style="list-style-type: none"> - 4.3m Height (1.7m lower than refused) - 9.6m Width (1.9m smaller than refused) - 4.5m Depth (0.7m smaller than refused) - Single storey, no roof accommodation - Volume and footprint reduced
Siting	<ul style="list-style-type: none"> - Projects beyond flank of Listed Building, visible from front elevation 	<ul style="list-style-type: none"> - Does not project beyond flanks of Listed Building
Materials	<ul style="list-style-type: none"> - Black stained feather edge timber cladding 	<ul style="list-style-type: none"> - Brick base to match existing dwelling

		- Render to match existing dwelling
Fenestration	<ul style="list-style-type: none"> - Large panelled glazed windows - Large rooflights to north and south facing roof slopes 	<ul style="list-style-type: none"> - Large panelled glazed windows reduced in scale - Rooflights removed

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:

The application is for Listed Building Consent: Construction of pitched roof single storey side extension, and sedum roof over the link.

Solesbridge House is a Grade II listed property (List Entry Number: 1100868) 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 colourwashed 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 property has already been extended with the later elements to the north, which is taller than the original ridge height and has been extended with a single storey flat roofed extension.

This follows applications 24/1360/FUL& 24/1476/LBC, for a one and a half storey extension with roof space accommodation, linking to the northern side of the house 6m in height, 12m in width and 5m in depth, excluding the link element. Concerns were raised over the scale of the proposal, with the older elements of the property subsumed in later extensions and that the design is not sympathetic to the existing property, due to its height, scale, form and use of rooflights and large paned glazing.

In the current proposal it has been altered to a single storey extension attaching to the existing link. The extension would be more than 4m in height, more than 11m in width, and roughly 5.5m in depth, excluding the link element, resulting in a footprint of over 50 sq. m. The extension would have 4 large rooflights on the southern roofslope. The materials would be timber cladding walls, with clay tiled roof.

The proposal is an improvement on the previous applications, due to the reduced scale and reduced extent of glazing. In principle a smaller single storey extension could be appropriate in this location. However, the scale of the extension in conjunction with previous extensions would be excessive in the context of the earlier elements of the house. This would diminish the significance of the historic parts of the house, resulting in cumulative harm. The use of large rooflights would not be in keeping with the existing character of the property and is not supported.

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.

Following the receipt of amendments, all consultees and neighbours were reconsulted. The Conservation Officer provided updated comments:

4.3 Conservation Officer: No Objection:

Solesbridge House is a Grade II listed property (List Entry Number: 1100868) 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 colourwashed 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 property has already been extended with the later elements to the north, which is taller than the original ridge height and has been extended with a single storey flat roofed extension.

This is a re-consultation follows applications on revised plans within the current applications. Heritage concerns were raised to the first iteration of the plans in heritage terms due to the scale of the proposal, and the use of large rooflights.

In the current iteration the width of the proposal would be reduced and the rooflights would be omitted. While the extension would still be relatively large, it would attach to an existing flat roofed extension, which would allow a clear separation between the more historic and proposed elements of the house. In addition, the omission of the rooflights would improve the design and make it less intrusive.

Overall, the current proposal has overcome the previous objections and there is no objection in heritage terms to the proposal, subject to appropriate materials.

This response has been made with regard to Sections 16 (2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

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: 1 (Support)

Support: No damage to historic fabric, modern functional living space, not physically connected to older parts of the listed building, encourages continued residential use, proposal is reversible, no visual impact.

5.1.3 Site Notice: Posted: 04.07.2025. Expired: 25.07.2025.

5.1.4 Press notice: Published: 20.06.2025

6 **Reason for Delay**

6.1 Committee cycle and amended plans.

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.'
- 8.1.5 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 sedum 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.
- 8.1.6 In respect of the application for planning permission for the proposed extension, the Conservation Officer initially raised concerns regarding the scale of the addition, and the use of rooflights, similar concerns of which led to the refusal of the previous application. Following ongoing discussions with the applicant, amended plans were submitted. The Conservation Officer provided further comments on the amended plans, setting out that whilst the extension would still be relatively large, it would be clearly separated from the

more historic elements of the house, and the alterations to fenestration would improve the design and make it less intrusive. The Conservation Officer has not raised concerns or objections regarding the proposed patio. The Conservation Officer therefore considers that the amended plans have now overcome the previous objections and the extension would not adversely affect the siting or the special character of the dwelling.

- 8.1.7 Whist the proposed rear extension would be a substantial addition, Officer's agree with the conclusions of the Conservation Officer, and it is considered that the proposed development would be subordinate to, and clearly distinct and separate from, the main form of the host dwelling. Although it is noted that some views of the proposed development would be readily visible from public vantage points, the reduced scale of the proposed extension comparative to previous iterations and applications would be such that the development would not be perceived as overtly prominent, and the finish and design of the visible elevations would match that of the existing dwelling.
- 8.1.8 With regard to the previously refused application 24/1360/FUL which forms a material consideration in the determination of this application, it is considered that the amendments to the scheme have overcome the reason previously given for refusal: the proposed extension has been significantly reduced in scale and no longer protrudes beyond the flank elevations of the existing dwelling; the material finish has been altered to match the existing dwelling; whilst modern windows are proposed to the western elevation of the proposed extension, the large rooflights and modern materials/ fenestration have been removed from the elevations which are readily visible.
- 8.1.9 The proposed patio would not be readily visible from the street scene by virtue of its siting adjacent to the west elevation of the host dwelling and proposed extension. Patio slabs to match the existing patio area would be laid on the existing hardcore subbase. Given the materials to match the existing, and the extent of existing hardcore, it is not considered that the proposed patio would result in harm to the Listed Building, its setting or the street scene.
- 8.1.10 In summary, the amended proposed development would not result in any adverse harm to the character or appearance of the street scene or listed building. The development would be acceptable in accordance with Policies CP1 and CP12 of the Core Strategy, Policy DM1, DM3 and Appendix 2 of the Development Management Policies LDD (2013) and the Chorleywood Neighbourhood Plan (2020).

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 The proposed extension would be sited adjacent to the northern boundary of the site. The neighbouring dwelling Abhisek is sited to the north of the host dwelling. This neighbour has an existing outbuilding adjacent to the northern boundary of the host site. To the northern boundary there is dense hedging and mature trees which obscure views of the neighbouring site. Given that the proposed extension comprises solely of ground floor accommodation, and no fenestration is proposed to the northern elevation of the extension, it is not considered that the proposed development would result in harm to this neighbouring dwelling.
- 8.2.4 .

- 8.2.5 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. During the previous applications 24/1360/FUL and 24/1476/LBC, Hertfordshire Ecology advised that applicant in writing 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. The proposed development subject to this application does not require works to the upper floors of the listed building and any impact from the works would be limited to the existing ground floor extension. As such, the proposal is considered acceptable in this regard.

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 and hedging line the boundaries

of the site and adjacent to the proposed extension and patio, the existing area of the development and adjacent patio are already of hardstanding.

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 **25/0919/FUL:**

9.1.1 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: 2366-SK-100 REV B, 2366-SK-200 REV A, 2366-SK-101 REV E, 2366-SK-105 REV A.

Reason: For the avoidance of doubt, and in the proper interests of planning and to safeguard the character and appearance heritage asset in accordance with Policies CP1, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011), Policies DM1, DM3, DM6 and DM13 and Appendices 2 and 5 of the Development Management Policies (adopted July 2013) and Policies 1 and 2 of the Chorleywood Neighbourhood Development Plan (Referendum Version August 2020).

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 Policies DM1, DM3 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

- C4 The extension hereby permitted shall not be occupied or used at any time other than incidental to the enjoyment of, or ancillary to, the residential dwelling located on the site and it shall not be used as an independent dwelling, sold or let off at any time and will remain functionally linked to the dwelling on the site.

Reason: The creation and use of a separate and independent unit would not comply 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 northern elevation or roof slopes of the extension 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).

9.2 **25/0919/FUL** 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 which includes a fee.

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@threeivers.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 Control of Pollution Act 1974 allows local authorities to restrict construction activity (where work is audible at the site boundary). In Three Rivers such work audible at the site boundary, including deliveries to the site and running of equipment such as generators, should be restricted to 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturdays and not at all on Sundays and Bank Holidays.
- 13 The Local Planning Authority has been positive and proactive in its consideration of this planning application, in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority suggested modifications to the development during the course of the application and the applicant and/or their agent submitted amendments which result in a form of development that maintains/improves the economic, social and environmental conditions of the District.
- 14 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:
- a) a Biodiversity Gain Plan has been submitted to the planning authority, and
 - b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Three Rivers District Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not apply.

Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because the following statutory exemption or transitional arrangement is considered to apply.

Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A "householder application" means an application for planning permission for

development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

Where the local planning authority considers that the permission falls within paragraph 19 of Schedule 7A to the Town and Country Planning Act 1990, the permission which has been granted has the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun, and, if subject to phased development, before each phase of development may be begun.

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans. The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

More information can be found in the Planning Practice Guidance online at <https://www.gov.uk/guidance/biodiversity-net-gain>.

9.3 24/1317/LBC:

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

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.

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 B, 2366-SK-200 REV A, 2366-SK-101 REV E and 2366-SK-105 REV A.

- I3 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.