

PLANNING COMMITTEE - 31 MARCH 2026

25/1346/FUL – Conversion of existing building into 6no. (Use Class C3) residential units with associated bike store, parking and landscaping works AT Croxley House, Croxley Green, Rickmansworth, WD3 3JB

Application Type: Minor Dwellings

25/1347/LBC – Listed Building Consent: Conversion of existing building into 6no. (Use Class C3) residential units with associated bike store, parking and landscaping works at Croxley House, Croxley Green, Rickmansworth, WD3 3JB

Application Type: Listed Building Consent

Parish: Croxley Green

Ward: Dickinson

Expiry of Statutory Period: 03.04.2026

Case Officer: Claire Wilson

Recommendation: That Planning Permission 25/1346/FUL and Listed Building Consent 25/1347/LBC are granted.

Reason for consideration by the Committee: Planning application 25/1346/FUL has been called in to committee by three members of the planning committee for the following reasons:

- Construction within the Conservation Area
- Significant building in Croxley
- Access
- Local interest

Whilst Listed Building Consent application 25/1347/LBC has not been called into Planning Committee, it is considered appropriate for the applications to be considered together.

To view all documents forming part of the applications, please go to the following website:

25/1346/FUL:

[25/1346/FUL | Conversion of existing building into 6no. \(Use Class C3\) residential units with associated bike store, parking and landscaping works | Croxley House Croxley Green Rickmansworth WD3 3JB](#)

25/1347/LBC:

[25/1347/LBC | Listed Building Consent: Conversion of existing building into 6no. \(Use Class C3\) residential units with associated bike store, parking and landscaping works | Croxley House Croxley Green Rickmansworth WD3 3JB](#)

1 Relevant Planning History

There is extensive planning history with the most recent as follows:

- 1.1 14/2141/FUL: Internal alterations to Croxley House resulting in a loss of 9 bedrooms, construction of new purpose built single storey care block within the adjacent walled garden to include 40 additional bedrooms and creation of additional parking. Application permitted.
- 1.2 14/2142/LBC: Listed Building Consent: Internal alterations to Croxley House resulting in a loss of 9 bedrooms, construction of new purpose built single storey care block within the

adjacent walled garden to include 40 additional bedrooms and creation of additional parking. Application permitted.

- 1.3 16/0963/LBC: Listed Building Consent: Internal alterations to Croxley House resulting in a loss of 9 bedrooms, construction of new purpose built single storey care block within the adjacent walled garden to include 40 additional bedrooms and creation of additional parking. Application permitted.
- 1.4 16/0964/FUL: Variation of Condition 2 (Approved Plans) of planning permission 14/2141/FUL to allow alterations to the footprint and layout of the approved care home. Application permitted.
- 1.5 18/1738/LBC: Listed Building Consent: Reconstruction and repairs to boundary wall. Application permitted.
- 1.6 20/1868/FUL: Variation of Condition 2 (Approved Plans) and removal of Condition 6 (Panelling) pursuant to planning permission 16/0964/FUL to allow alterations to the approved layout to retain existing panelling. Application permitted.
- 1.7 20/1961/LBC: Listed Building Consent: Variation of Condition 2 (Approved Plans) and Condition 5 (Panelling) of Listed Building Consent 16/0963/LBC to allow alterations to the internal layout including alterations to the existing panelling. Application permitted.
- 1.8 20/2366/LBC: Listed Building Consent: Construction of an outbuilding. Application permitted.
- 1.9 20/2371/FUL: Construction of an outbuilding. Application permitted
- 1.10 23/0483/FUL: Change of use of existing building from care home (C2) use to a nursery (Class E) including partial demolition of existing single storey rear extension and construction of two storey front extension; provision of spiral stairs, ramp access, green roof, rooflights and vents; repairs to boundary wall with associated parking and landscaping works; and widening of existing access track, internal alterations and alterations to fenestration.

The Planning Committee resolved to grant planning permission in November 2023 subject to the completion of a S106 agreement. To date this has not been completed.

- 1.11 23/0484/LBC: Listed Building Consent: Change of use of existing building from care home (C2) use to a nursery (Class E) including partial demolition of existing single storey rear extension and construction of two storey front extension; provision of spiral stairs, ramp access, green roof, rooflights and vents; repairs to boundary wall with associated parking and landscaping works; widening of existing access track, internal alterations and alterations to fenestration.

The Planning Committee resolved to grant Listed Building Consent in November 2023. However, to date Listed Building Consent has not been granted as this application has been kept open in order to ensure that the Listed Building Consent would be granted at the same time as the relevant FUL planning application above.

2 Description of Application Site

- 2.1 Croxley House is a Grade II Listed Building located within the Croxley Green Conservation Area and the Metropolitan Green Belt. The building was previously in use as a residential care home accommodating 33 rooms, however, it is noted that the building has remained vacant since January 2021.

- 2.2 Croxley House is a red brick, two storey building with a single storey projection to the east, set within a landscaped setting. It is noted that the building has been historically extended. The listing for the property describes it as:

Large house, now old people's home. c.1770, extended late C19 and C20. Red brick, once stuccoed. Shallow hipped slate roof. 9 bays, 1:2:3:2:1. 2 storeys. Garden front: central 3 bays project slightly with a full height bow window. 3 ground floor French windows. First floor glazing bar sashes with stone sills, all with gauged brick flat arched heads. Flanking bays have glazing bar sashes, 16 pane on first floor. Outer bays have blocked basement, plinth, glazing bar sashes and an oriel on the ground floor to right. Original end bays project slightly. Boxed eaves. Central axial and flanking cross axial stacks. Link to 3 bay C19 addition to right, porch to entrance with pilastered surround, corniced hood, sashes, roof hipped to right. 2 extruded stacks on right return. To left 4 bays, 2 phases of C20 additions. Entrance front: late C19 ground floor projection to central 3 bays. Entrance to left with keyed segmental head. Double sash to right with twisted colonnette mullion. Dentilled brick course below cornice. Outer bays set back, large stair window to left with Gothic glazing. Some 16 pane sashes to right. End bays project slightly. End stacks on main block. C19 block to left has a semi-circular bow, French windows, casements, dentilled brick eaves. Interior: moulded plaster ceiling, late C19 carved chimneypiece with caryatids. (VCH 1908: Pevsner 1977).

- 2.3 To the north of the building is an area of hardstanding used for parking, with large areas of soft landscaping beyond. Within the garden area to the north of the site, is the Well House which is Grade II Listed in its own right. The southern and eastern boundaries of Croxley House are formed by mixed vegetation and an existing brick wall which is acknowledged to be in a poor state of repair. The main entrance to Croxley House is located within the northern elevation of the existing building, facing away from The Green and towards the existing garden. To the south of the building adjacent to The Green is an existing area of soft landscaping.
- 2.4 In 2014, planning permission was granted for the construction of a new care block within the walled garden which provides 40 bedrooms, with ensuite wet rooms, communal spaces and administrative and staff facilities. This permission was amended in 2016, with the new building known as Clarendon Lodge opening in January 2021. It is noted that the planning permissions for the site also included internal alterations to the Listed Building to allow it to continue operating as a care home. However, it is understood that the works were not undertaken due to viability concerns. In addition, an Inspection was made by the Care Quality Commission in December 2020, with the full inspection report being published in May 2021 which found that Croxley House was inadequate.
- 2.5 Croxley House is served by an existing vehicular access road, accessed from The Green. This access road is shared with the existing care home known as Clarendon Lodge, which is located to the west of the site and has its own separate parking area.

3 Description of Proposed Development

- 3.1 The applicant is seeking full planning permission and Listed Building Consent for the conversion of existing building into 6no. (Use Class C3) residential units with associated bin/bike store, parking and landscaping works.
- 3.2 It is proposed convert the existing detached building into 6 residential units, which would effectively form a new terrace. Five of the six units would be two storey, whilst unit 6 would be located within the existing single storey element of the building. The conversion would provide 5 x 4 bedroom units and 1 x 3 bedroom unit.
- 3.3 In order to facilitate the proposed conversion, internal alterations would be made to the existing building. This would include the removal of existing internal partitions and the installation of new stair cases. With regards to external alterations, the plans indicate the

removal of the existing external metal star case located on the northern elevation of the building, and the removal of various metal railings around the building. In addition, the applicant has advised that some of the existing windows would be replaced, whilst windows identified to be 19th Century or earlier would be retained or repaired with secondary glazing installed.

- 3.4 The proposed development would also include alterations to the existing landscaping to the rear of the building in order to provide off street car parking provision. This would include the provision of 2 spaces per unit, with further provision for 3 visitor car parking bays.
- 3.5 The plans indicate the retention of the existing Listed Well House located to the rear of the site. The proposed cycle store would be located within one of the existing detached outbuildings to the rear of the site.
- 3.6 The front and rear amenity provision would not be subdivided and would be a communal garden space.
- 3.7 Amended plans have been received during the course of the application as follows:
- Removal of the existing external staircase and railings;
 - Removal of the proposed bin store with details to be secured via condition;
 - Further information in relation to trees provided, including how the proposed car parking area would be retained.

4 Consultation

4.1 Statutory Consultation

4.1.1 Croxley Green Parish Council: [No objection]

4.1.1.1 [First comment: No objection]

Croxley Green Parish Council supports the restoration of the building and use for housing. We request the officer ensures that access across the green will be legally possible and that all changes to the external elevations that will be necessary to doors, fenestration and to allow new heating and ventilation systems, along with measures to protect encroachment on to the green by vehicles are conditioned.

CGPC notes that this application relates to 5 dwellings is for a Class C2- Residential institutions, but doesn't specify how the residential unit is to be managed, it appears to be private dwellings, is Class C2 correct?

CGPC supports Affinity Waters comments regarding water supply stress

4.1.1.2 [Second comment: No objection]

In addition to Croxley Green Parish Councils previous comments, CGPC has concerns on there being insufficient parking for a development that is remote from the highway and without any safe on street parking.

Drawing 701 shows new sash windows with horns. The elevations show windows without horn which you would expect for a Georgian Building like this. We request that the Conservation Officer assures themselves that the window design is appropriate.

4.1.2 Conservation Officer: [No objection]

The application is for Listed Building Consent: Conversion of existing building into 6no. (Use Class C2) residential units with associated bin/bike store, parking and landscaping works.

Croxley House is a Grade II listed building (List Entry Number: 1348223) built in 1770 with nineteenth and twentieth century extensions. The Grade II Well House (List Entry Number: 1296183) is located within the immediate setting of Croxley House. The property is in the Croxley Green Conservation Area.

The significance is in its historic and architectural interest, although it is understood that much of the historic interior has been altered and partitioned during more recent uses. The building has been extended during the nineteenth and twentieth centuries.

The most recent use was as a care home until around 2021. The most recent application was for a change of use to a children's nursery with associated extensions and works under 23/0483/FUL and 23/0484/LBC, which was approved at Planning Committee subject to s.106 agreement.

The proposal is for conversion to six residential units, consisting of three- and four-bedroom dwellings. The main considerations in heritage terms are the principle of the change of use, the various internal and external alterations and alterations to the wider site.

The property was originally intended for residential use and has already been extensively partitioned and altered internally.

The proposal to convert the building to residential use is acceptable in principle in heritage terms, but this is subject to the other considerations, which will be assessed below:

Internal Alterations: The proposal would require internal alterations. Mostly modern partitioning associated with the previous care home use would be removed to form larger rooms. The present proposals would retain the historic ground floor front room. The removal of partitions would be beneficial in terms of the historic understanding of the building, although conversely sub-dividing the house into separate units would block some existing corridors and remove the historic unity of the building. However, overall, the internal alterations appear to be at the minimum level to enable this proposed residential use and there is no objection subject to material details which can be secured through a planning condition.

Windows: The submission proposed replacement of damaged and non-original windows and repair of older or original windows.

However, the submission has relied on a window condition survey related to an earlier application. Conditions may have changed since then and an up-to-date window condition survey is required.

The replacement of modern windows with slimline double-glazed sashes which attempt to replicate a traditional style are likely to be acceptable in principle. However, the replacement of later nineteenth or early twentieth century windows, even where they are not original is a concern as these windows may still have historic interest.

The use of single- and double-glazed windows on the same elevation can create an inconsistent appearance. In addition, proposed replacement windows have a 'horn' detail which is generally associated with later nineteenth century sash windows, while most of the existing windows are without this detail. Each window should be considered on its own basis, with justification provided for the appearance and style. These points should be addressed as part of the window condition survey which should be undertaken by a joiner with appropriate skills.

These points should be addressed as part of an updated window condition survey. In addition, in relation to replacement of windows, please refer to pages 62 and 63 of Historic

England's Traditional Windows guidance which can be accessed here: <https://historicengland.org.uk/images-books/publications/traditional-windows-repair-upgrading/heag039-traditional-windows-revfeb17>

External Alterations: An existing steel staircase would be removed from the rear/northern elevation. Also, it is proposed that the existing uPVC rainwater goods are replaced with more appropriate cast metal equivalents. It is agreed that replacement rainwater goods should be cast metal, and the details should be secured through a condition.

Landscaping and Other Alterations: The proposed bin store would sit forward of the front building line. This would be harmful to the character of the building as it would be a prominent structure in the approach to the listed building. In addition, the location where it is shown is currently an area of raised ground adjacent to the retaining wall and it is not clear how this would operate in relation to existing ground levels.

It is understood that a larger bin store or several bin stores are required, but this is an inappropriate location. It is noted that in the previously permitted scheme the bins store sat to the side/rear of the building near currently proposed Parking Area 01 which would be more appropriate. The currently proposed bin store location is not supported in heritage terms.

There is no objection to the general landscaping scheme. The railings around Croxley House would be removed and this would be an enhancement.

However, it is noted that there is no separation of the outdoor amenity space for future residents. Retaining the openness of the outdoor areas is supported. However, it is possible that there may be future demand for separate gardens. The use of close-boarded fences etc would be harmful and not supported and any new fences or boundary treatments would require listed building consent.

In addition, it is noted that the boundary wall to the south is in a poor state of repair, this does not preserve the special interest of the listed building. The previously approved scheme included repair works to areas of the wall. There is an opportunity to improve the existing boundary wall which would be beneficial in heritage terms and is also a potential safety issue.

Due to the concerns in relation to the windows and the bin store, there is currently not sufficient information for the application to be determined positively, and these items should be amended, either as part of the current application or future applications.

Proposed Conditions

If officers are minded to approve the scheme, a condition in line with the below is required:

Internal Building Fabric

Prior to repair works to the internal fabric of the building, full details of 'making good' the exposed areas revealed by demolition works shall be submitted to and approved in writing by the Local Planning Authority and the development shall be undertaken in accordance with the approved details.

Reason: To safeguard the character and appearance of the heritage asset in accordance with the relevant local heritage policies.

Window Condition Survey and Replacement Windows

- a) Prior to commencement of any alterations to the windows, a window condition survey shall be submitted with details of the condition of all windows, details of any required

repairs and justification in relation to replacement of any existing windows. This shall be undertaken by an expert joiner or other suitably qualified professional.

- b) b) 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 windows, doors, timber and glazed link, eaves, fascias, verges and cills 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 safeguard the character and appearance of the heritage asset in accordance with the relevant local heritage policies.

In addition, conditions which relate to the following issues should be attached:

- Approved plans
- Details of proposed new materials
- Details of all new rainwater goods- which are to be metal and painted black.
- Hard and soft landscaping material details
- Any external lighting must be approved by the LPA prior to installation.
- Relocation of the bin store to a more suitable location to the side or rear of the house.

The submission has not provided sufficient information in relation to the windows, and the proposed bin store is inappropriately located and for these reasons the proposal is not currently supported in heritage terms. This response has been made with regard to Sections 16(2), and Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and NPPF Chapter 16 'Conserving and Enhancing The Historic Environment'.

4.1.3 Herts Highways: [No objection]

4.1.3.1 [First comment: No objection]

Notice is given under article 22 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission.

Informatives; HCC as Highway Authority recommends inclusion of the following Advisory Note (AN) / highway informative to ensure that any works within the highway are carried out in accordance with the provisions of the Highway Act 1980:

AN1) Common Land: The existing access crosses land which forms part of registered common land CL035. The applicant shall be responsible for obtaining any necessary consents that may be required in accordance with the provisions of The Commons Act 2006 (or as subsequently amended). Further guidance can be obtained on the Government website at <https://www.gov.uk/common-land-village-greens>

N.B. The applicant may need to consult with and obtain permission from other interested parties and there is guidance on the Government website at <https://www.gov.uk/guidance/carrying-out-works-on-common-land> and on the County Council's website at:

<https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/countryside-access/common-land-and-town-and-village-applications/common-land-and-town-and-village-green-applications.aspx>

AN2) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN3) Obstruction of highway: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN4) Debris and deposits on the highway: It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made-up carriageway, or any or other debris on a highway to the interruption of any highway user. Section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.

Comments: Relevant planning history: 23/0483/FUL & 23/0484/LBC: Change of use of existing building from care home (C2) use to a nursery (Class E) including partial demolition of existing extension and construction of two storey extension; provision of spiral stairs, ramp access, green roof, rooflights and vents; repairs to boundary wall with associated parking and landscaping works; and widening of existing access track, internal alterations and alterations to fenestration.

The Highway Authority did not wish to restrict the grant of permission. The Local Planning Authority is yet to make a final decision following a Planning Control Committee meeting on 13 November 2023.

Context: The development site is accessed via a 95m long and 3.5m wide (approx.) private access road which is accessible from highway considered maintainable at public expense via The Green, a local distributor 'C' road subject to a 30mph speed limit. On Hertfordshire County Council's Place and Movement network, The Green is categorised as P1/M2 (e.g. Inter-urban Road). No reportable highway collisions recorded within the immediate vicinity of the application site (5-year rolling). No Public Right of Way (as shown on the PRow map) directly affects the site or would be affected by the proposal. The county council considers The Green to be traffic sensitive during peak hours (07:00 - 09:30 and 16:30 - 18:00, Monday to Friday).

Adjacent to both sides of the private access road is land registered as Common Land (CL035 -Croxley Green)

Access: The Highway Authority has historically noted that the private access road is not wide enough to allow for two modern vehicles to pass each other without the need to potentially divert into the common land. Considering the decrease in vehicle intensity of the site as a result of a change of use from previous (Class C2 care-home - see 'Trip generation' paragraph below), the Highway Authority believes that this access road will experience far fewer vehicles. It would therefore be unreasonable to expect the development to widen the access road when vehicle trips will decrease.

Trip generation: According to application information related to 23/0483/FUL 68 two-way trips were recorded per day in its previous use as a care home. The end result of six dwellings as proposed will be a decrease from this recorded number to potentially around 12 vehicle trips per day, leading to a significant decrease in the number of vehicles entering and exiting the site. Therefore no impact on the highway network is identified.

Parking: According to the development application form an existing 15 parking spaces will be retained. The Highway Authority finds the size and organisation (tandem parking) of the spaces acceptable.

The Local Planning Authority as also the Parking Enforcement Authority will need to be satisfied that the parking provision meets any district-wide standards.

Accessibility: The development site is located on the northern edge of Croxley Green and is approximately 1.8km from Croxley train station (walking route) and 1km from the nearest bus stop (Lancing Way). The development site lacks nearby sustainable travel options and the distance from transport hubs are unreasonable. However, considering the number of dwellings proposed, as well as the footpaths running from The Green into Croxley Green, providing an acceptable pedestrian link to the centre of town, it would be unreasonable to recommend refusal on this application for the above reason.

Surface water flood risk to the highway: The application form states that surface water will be disposed of via a sustainable drainage system. Considering the size, nature and location of the development, the Highway Authority has not identified an increased risk of surface water flooding occurring on the public highway.

Emergency vehicle access: Access for a fire tender will continue to be possible considering no changes to the access or external parts of the building are being proposed, therefore no concerns are identified.

Access for waste collection vehicles: The Highway Authority is of the belief that a waste collection vehicle would have entered the site to service both Croxley House and the neighboring Clarendon Lodge, and that this will continue. The HA would recommend the LPA refer this matter to their own Environmental Department to ensure this arrangement is indeed the case and continues to be acceptable.

Conclusion: HCC as Highway Authority has considered the proposal and concludes that it would not give rise to an unacceptable impact on the safety or operation of the surrounding highway. It raises no objections but recommends the inclusion of the above highway informative / advisory notes.

4.1.3.2 [Second Comment: No objection]

Recommendation: Notice is given under article 22 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission.

Informatives: HCC as Highway Authority recommends inclusion of the following Advisory Note (AN) / highway informative to ensure that any works within the highway are carried out in accordance with the provisions of the Highway Act 1980:

AN1) Common Land: The existing access crosses land which forms part of registered common land CL035. The applicant shall be responsible for obtaining any necessary consents that may be required in accordance with the provisions of The Commons Act 2006 (or as subsequently amended). Further guidance can be obtained on the Government website at <https://www.gov.uk/common-land-village-greens>

N.B. The applicant may need to consult with and obtain permission from other interested parties and there is guidance on the Government website at <https://www.gov.uk/guidance/carrying-out-works-on-common-land> and on the County Council's website at: <https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/countryside-access/common-land-and-town-and-village-applications/common-land-and-town-and-village-green-applications.aspx>

AN2) Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence.

Further information is available via the website:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN3) Obstruction of highway: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

AN4) Debris and deposits on the highway: It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made-up carriageway, or any or other debris on a highway to the interruption of any highway user. Section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047

Comments

Notification of amendment: The Highway Authority has been notified of an amendment made to proposed plans on 14 January 2026. Amendments that affect the Highway Authority's previous response include the alteration of the parking arrangement for both residents of the dwellings and visitors, and a relocation of the bin storage area. Other amendments not relevant to the purview of the Highway Authority have been made. The Highway Authority's previous response will be recreated for sections of the application which have not been amended.

Relevant planning history: 23/0483/FUL & 23/0484/LBC: Change of use of existing building from care home (C2) use to a nursery (Class E) including partial demolition of existing extension and construction of two storey extension; provision of spiral stairs, ramp access, green roof, rooflights and vents; repairs to boundary wall with associated parking and landscaping works; and widening of existing access track, internal alterations and alterations to fenestration.

The Highway Authority did not wish to restrict the grant of permission. The Local Planning Authority is yet to make a final decision following a Planning Control Committee meeting on 13 November 2023.

Context: The development site is accessed via a 95m long and 3.5m wide (approx.) private access road which is accessible from highway considered maintainable at public expense via The Green, a local distributor 'C' road subject to a 30mph speed limit. On Hertfordshire County Council's Place and Movement network, The Green is categorised as P1/M2 (e.g. Inter-urban Road). No reportable highway collisions recorded within the immediate vicinity of the application site (5-year rolling). No Public Right of Way (as shown on the PRow map) directly affects the site or would be affected by the proposal. The county council considers The Green to be traffic sensitive during peak hours (07:00 - 09:30 and 16:30 - 18:00, Monday to Friday).

Adjacent to both sides of the private access road is land registered as Common Land (CL035 - Croxley Green)

Access: The Highway Authority has historically noted that the private access road is not wide enough to allow for two modern vehicles to pass each other without the need to potentially divert into the common land. Considering the decrease in vehicle intensity of the site as a result of a change of use from previous (Class C2 care-home - see 'Trip generation' paragraph below), the Highway Authority believes that this access road will experience fewer vehicles. It would therefore be unreasonable to expect the development to widen the access road when vehicle trips will decrease.

4.1.4 Herts Fire and Rescue: [No objection]

From an access point of view HFRS have no concerns.

4.1.5 TRDC Property Services: [Objection]

As you will be aware of the Property Services Team's comments in connection with earlier application numbers: 23/0483/FUL & 23/0484/LBC, that the Council owns The Green, an area of registered Common Land adjoining the application site. Having reviewed the application, I am not sure why the applicant has not shown their intended access route to the application site on their plans ('redline'), and there is no reference to the access route within the Planning, Design & Heritage Statement? Section 6 of the Application Form suggests that the proposal will not require any new access, so I am left to deduce that the application assumes access over the track which crosses The Green?

At the time of writing the applicant has not been in contact with the Council regarding agreeing or formalising the rights over which the application may require access. At this stage, I would therefore register an objection to this application, pending further discussions with the applicant and current landowner owner of Croxley House/Clarendon Lodge.

Croxley Green Common is registered Common Land and belongs to Three Rivers District Council. The access track is specifically excluded from the Common Land register but is owned by TRDC – there is no agreement in place to reflect any increased traffic flows over the track, nor any suggestion that the track would need to be constructed to a specification equivalent to adoptable standard in order to accommodate additional traffic.

Whilst I understand that Hertfordshire County Council's Highways Service has commented on the suitability of the proposal in proximity to their highway assets, they do not represent the views of TRDC as landowner and owner of the access track. We do have concerns regarding any additional traffic joining/leaving the section of highway known as 'The Green' at the acute, staggered crossroads junction with Sarratt Road/Loudwater Lane. Given the proximity to this junction, I would expect to see a detailed assessment on vehicle movements and a safety audit of regarding the proposals. I have witnessed how dangerous this junction is on numerous occasions, and I would have expected the Highways Service

to insist on some form of traffic calming measures to reduce the speed of motorists who often take the junction at speed.

4.1.6 Thames Water: [No objection]

Thank you for consulting Thames Water on this planning application. Having reviewed the details, we have no comments to make at this time.

Should the details of the application change, we would welcome the opportunity to be re-consulted.

4.1.7 Affinity Water: [No objection]

Thank you for notification of the above planning application. Planning applications are referred to us where our input on issues relating to water quality or quantity may be required.

Water quality: You should be aware that the proposed development site is located within an Environment Agency defined groundwater Source Protection Zone (SPZ2) corresponding to our Pumping Station (Batchworth and Tolpit's Lane). This is a public water supply, comprising a number of abstraction boreholes, operated by Affinity Water Ltd.

The construction works and operation of the proposed development site should be done in accordance with the relevant British Standards and Best Management Practices, thereby significantly reducing the groundwater pollution risk. It should be noted that the construction works may exacerbate any existing pollution. If any pollution is found at the site then the appropriate monitoring and remediation methods will need to be undertaken.

Any works involving excavations below the chalk groundwater table (for example, piling or the implementation of a geothermal open/closed loop system) should be avoided. If these are necessary, a ground investigation should first be carried out to identify appropriate techniques and to avoid displacing any shallow contamination to a greater depth, which could impact the chalk aquifer.

For further information we refer you to CIRIA Publication C532 "Control of water pollution from construction - guidance for consultants and contractors".

For further information we refer you to CIRIA Publication C532 "Control of water pollution from construction -guidance for consultants and contractors".

Water efficiency: Being within a water stressed area, we expect that the development includes water efficient fixtures and fittings. Measures such as rainwater harvesting and grey water recycling help the environment by reducing pressure for abstractions. They also minimise potable water use by reducing the amount of potable water used for washing, cleaning and watering gardens. This in turn reduces the carbon emissions associated with treating this water to a standard suitable for drinking and will help in our efforts to get emissions down in the borough.

Infrastructure connections and diversions: There are potentially water mains running through or near to part of proposed development site. If the development goes ahead as proposed, the applicant/developer will need to get in contact with our Developer Services Team to discuss asset protection or diversionary measures. This can be done through the My Developments Portal (<https://affinitywater.custhelp.com/>) or aw_developerservices@custhelp.com.

To apply for a new or upgraded connection, please contact our Developer Services Team by going through their My Developments Portal (<https://affinitywater.custhelp.com/>) or aw_developerservices@custhelp.com. The Team also handle C3 and C4 requests to cost

potential water mains diversions. If a water mains plan is required, this can also be obtained by emailing maps@affinitywater.co.uk. Please note that charges may apply.

4.1.8 Herts Ecology: [No objection]

4.1.8.1 Initial comment: [Objection]

Overall Recommendation:

Insufficient information to advise determination of the application.

The planning officer should either:

1. Refuse the applicant or advise it is withdrawn or,
2. Request further information from the applicant and re-consult the Ecology Service (LEADS) when it is furnished.

Summary of Advice:

- Further information / clarification with respect to bats is required. Further surveys may be required to determine the impacts.
- Evidence of the whether the de minimis exemption applies (i.e. confirmation of the amount of habitat that will be lost)

Documents reviewed:

- Amended Preliminary Ecological Appraisal and Bat Survey (Optimus Consulting, 20/10/2025)
- Amended Block Plan
- Appendix B: Bat Survey (Greengage Environmental Ltd, March 2023)

Comments:

Roosting Bats: The Preliminary Ecological Appraisal and Bat Survey report states that “Bat Emergence Surveys were undertaken at Croxley House during Summer 2025. No evidence of roosting bats was identified and therefore roosting bats are likely absent.” It was, however, noted during the 2025 surveys that foraging/commuting activity was high with pipistrelles foraging around the house and in the woodland and brown long-eared bats commuting over the building.

However, an emergence survey in September 2022 (Greengage Environmental, 2023) identified 7 common and soprano pipistrelle roosts across the building. Further roost characterisation surveys were recommended for the following season but these do not appear to have been undertaken. The 2022 surveys took place over two consecutive evenings. On the first evening 3 emergences were observed from the roof of Croxley House and on the second 14 emergences and 1 return were observed from 6 further locations.

This has not been mentioned in the 2025 report. It is unknown whether the ecologists undertaking the surveys in 2025 were aware of this

9 positions (8 surveyors & 1 night vision camera (NVA) were used in 2022 to cover the whole building whereas 3 surveyors (all with NVAs) were used in the 2025 surveys to focus on particular areas. Whilst a plan of the 2025 survey locations has not been provided, it would appear that several of the locations where emergences occurred would not have been covered in the 2025 surveys. This includes the eastern end of the building. The 2025 report noted the eastern loft of the main building could not be surveyed.

I am not satisfied that sufficient evidence has been provided that bats are likely absent.

The current proposed works are internal, therefore, any external roosts including transitory roosts are unlikely to be damaged or destroyed, however bats, if present, would potentially be disturbed by vibration, noise or potentially lighting during works. It is also unknown if any works (including wiring, heating etc) are proposed in loft spaces. The 2022 surveys and any potential impacts should be considered.

Additionally, the internal inspection is questionable. The 2025 report states the building inspection was undertaken by an “Assistant Ecologist experienced in assessment of buildings suitability for roosting bats and in training towards the Natural England Level 1 Class Licence and carried out in accordance with best practice Guidelines”.

This ecologist had only a year’s experience, was unlicensed and good practice guidelines state “an ecologist without a survey licence should not enter known roosts or sites where signs of bat presence (or possible bat presence) have been found. Even where no signs have been found, surveys of potential roost sites should be carried out by ecologists with a survey licence covering the relevant activities. This will ensure that the ecologist knows what to look for and where, in order to subsequently make a judgement on the suitability of a potential roost site for bats. Licensing authorities may reject survey information completed by non-licensed persons” (BCT, 2023)

The LPA needs to have confidence that enough information has been submitted to fully consider the impact of the development on bats and that a licence (if required) is likely to be granted.

The above issues need to be addressed and/or further surveys undertaken if required

Biodiversity Net Gain

In England, BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Under the statutory framework for biodiversity net gain, which came into effect on 12th February 2024, every grant of planning permission, subject to some exceptions, is deemed to have been granted subject to the condition that the biodiversity gain objective is met (“the biodiversity gain condition”). The biodiversity gain planning condition does not apply in relation to the following exemption which the applicant states the application meets.

(b) Developments falls Below the de minimis threshold:

- a. A development that does not impact a priority habitat and affects less than:
 - i. 25 square meters (5m by 5m) of on-site habitat.
 - ii. 5 meters of on-site linear habitats, such as hedgerows.

The amended Preliminary Ecological Appraisal states that no habitat will be lost, however, the amended block plan shows that small areas of modified grassland will be lost to extended car parking spaces and the bin store.

For the avoidance of doubt, a calculation of the amount of habitat lost should be provided.

4.1.8.2 Second comment: [Objection]

Summary of Advice:	
<p>"Insufficient information to determine application." The planning officer should either:</p> <ol style="list-style-type: none"> 1. Refuse the applicant or advise it is withdrawn or, 2. Request further information from the applicant and re-consult the Ecology Service (LEADS) when it is furnished. 	<p>Pre-determination</p> <ul style="list-style-type: none"> • Protected species - Bats • BNG – de minimis exemption <p>Determination</p> <ul style="list-style-type: none"> • Conditions and informatives - CEMP

Comments and recommended Conditions and Informatives:

Protected species

Bats: The updated ecological appraisal provides the requested information regarding the competence of the ecological surveyor. As the surveyor was acting as an accredited agent on behalf of a licenced ecologist, the submitted PRA and emergence surveys can be accepted.

However, in appendix C of the updated ecological appraisal, the ecologist has stated that they did not have access to the loft of a large part of the building and they want to revisit it to provide the adequate survey. As the works involve stripping out the internal features of the building, it is highly likely that any bat roosts in the loft would be destroyed. Therefore, further survey is required to identify whether any bats are present in this loft. Presence/absence surveys for protected species cannot be secured by condition but must be conducted and reported on prior to determination. Therefore, we advise that a PRA of the unchecked loft space should be conducted to determine whether bats will be affected by this development. PRAs have no timing constraints and therefore there are no reasons for this survey to have been delayed.

Other protected species: I support the recommendations for biodiversity enhancement in sections 5.5 – 5.8 of the ecological appraisal.

As the site is located next to a Local Wildlife Site, the ecological appraisal suggests creating a CEMP to minimise disturbance to wildlife on site. I agree with this recommendation and advise that this should be secured by condition.

BNG- Pre Determination

The habitat map and development plan in Appendix B of the ecological appraisal provided indicate that no priority habitats are to be lost due to this development, and 21m² of modified grassland will be lost. I see no reason to doubt this. Therefore, I advise that this development is exempt from biodiversity net gain as it falls below the de minimis threshold:

- (a) Developments falls Below the de minimis threshold:
- a. A development that does not impact a priority habitat and affects less than:
 - i. 25 square meters (5m by 5m) of on-site habitat.
 - ii. 5 meters of on-site linear habitats, such as hedgerow

Conditions: Construction Environmental Management Plan (CEMP)

No development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include the following.

- a) Risk assessment of potentially damaging construction activities.

- b) Identification of 'biodiversity protection zones'
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timings of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.

Development shall proceed in accordance with the approved CEMP, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure sensible working practices which protect ecology on and adjacent to this site.

4.1.8.3 Third Comment: [No objection]

Summary of Advice:	
<p>Application can be determined with Conditions and Informatives listed</p>	<p>Pre-determination</p> <ul style="list-style-type: none"> • <u>Protected</u> species – No further surveys required – Non-Licensed Method Statement • <u>BNG</u> – De minimis exemption – less than 25m² habitat lost. <p>Determination</p> <ul style="list-style-type: none"> • <u>Conditions and informatives</u> – Previous comments regarding a CEMP stand; Non-Licensed Method Statement including Reasonable Avoidance Measures

Comments and recommended Conditions and Informatives:

Protected species: The updated Ecological Appraisal contains information regarding the loft space not covered by the previous report (loft D). The photo of this loft indicates that it is heavily cobwebbed and therefore unlikely to contain bats.

However, as bats have been recorded emerging from this building (September 2022), I advise that a non-licensed method statement should be provided including reasonable avoidance measures. I advise that this is secured by the following compliance condition.

Previous comments stand regarding the required submission of a CEMP by condition.

BNG- Pre Determination

Previous comments stand: this application qualifies for de minimis exemption from BNG.

Conditions and Informatives: The development shall be completed in strict accordance with the method statement in Appendix D of the revised ecological appraisal with bat survey and method statement report (Optimis Consulting, 02/03/2026). All the recommendations shall be implemented in full unless otherwise agreed in writing by the Local Planning Authority

4.1.9 Council for British Archaeology: [Comment received]

Croxley House is a Grade II listed large Georgian building which was extended and altered in the nineteenth and twentieth centuries. It has historical, architectural, aesthetic and communal value in its historic fabric, legible age, design, location and former use.

The CBA note that permission has already been granted for the conversion of this building to residential use. We are pleased to note that the proposed subdivision does not attempt to include a large number of units, which would necessitate intensive subdivision and alteration. We consider it likely that residential use represents a viable future use to ensure the historic building's future.

The heritage statement provided with this application does not provide detailed information regarding the existing interior of the building, which would be altered as a result of these proposals (including alterations to internal walls and staircases). While some internal alterations are already likely to have taken place as a result of the former use as a care home, it is not clear whether the fabric to be altered has historical and architectural value.

The application is required under para. 207 of the NPPF to provide a level of detail which is 'sufficient to understand the potential impact of the proposal' on the significance of the heritage asset. Under para. 208, your local planning authority is required to 'identify and assess the particular significance of any heritage asset that may be affected by a proposal' and 'take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal'. If insufficient information has been provided to allow this, we recommend that a site visit is undertaken with your local conservation specialists or additional information is provided by the application to permit a full identification and assessment of the significant elements of the listed building.

[Officer Note: The Planning Officer and Conservation Officer have visited the site and are satisfied that there is sufficient information to assess the application in full]

4.2 Public/Neighbour Consultation

4.2.1 Number consulted: 46

4.2.2 No of responses received: None received.

4.2.3 Site Notice: Expiry 14.11.2025 Press Notice: Expiry 21.11.2025

(In respect of both applications.)

4.2.4 Summary of Responses: N.A

5 Reason for Delay

5.1 Extension of time agreed to allow submission of additional information.

6 Relevant Planning Policy, Guidance and Legislation

6.1 National Planning Policy Framework and National Planning Practice Guidance

In December 2024 the new National Planning Policy Framework was published. This is read alongside the National Planning Practice Guidance (NPPG). The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another. The 2024 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 Legislation

Planning applications are required to be determined in accordance with the statutory development plan unless material considerations indicate otherwise (S38(6) Planning and Compulsory Purchase Act 2004 and S70 of Town and Country Planning Act 1990).

S72 of Planning (Listed Buildings and Conservation Areas) Act 1990 requires LPAs to have special regard to the desirability of preserving or enhancing the character or appearance of conservation areas.

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.

6.3 The Three Rivers Local Plan

The application has been considered against the policies of the Local Plan, including the Core Strategy (adopted October 2011), the Development Management Policies Local Development Document (adopted July 2013) and the Site Allocations Local Development Document (adopted November 2014) as well as government guidance. The policies of Three Rivers District Council reflect the content of the NPPF.

The Core Strategy was adopted on 17 October 2011 having been through a full public participation process and Examination in Public. Relevant policies include Policies PSP2, C1, CP3, CP4, CP9, CP10, CP11 and CP12.

The Site Allocations Local Development Document (SALDD) was adopted on 25 November 2014 having been through a full public participation process and Examination in Public. Policy SA1 is relevant.

The Development Management Policies Local Development Document (DMLDD) was adopted on 26 July 2013 after the Inspector concluded that it was sound following Examination in Public which took place in March 2013. Relevant policies include DM1, DM2, DM3, DM6, DM9, DM13 and Appendices 2 and 5.

The Croxley Green Neighbourhood Plan (2025). Policy CA2 is relevant.

6.4 Other

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

The Croxley Green Conservation Area Appraisal.

7 Planning Analysis

7.1 Principle of Development.

- 7.1.1 The Core Strategy (adopted October 2011) sets out a Spatial Vision which states that, looking forward to 2026 and beyond, the District will remain a prosperous, safe and healthy place where people want and are able to live and work. The priorities for the future are amongst other things, to provide growth required to support local communities and provide for their needs in the most sustainable way possible, to improve access to housing and affordable housing and to recognise opportunities to improve and enhance the built, historic and natural environment wherever possible. In order to implement and deliver the Local Development Framework's Vision, Strategic Objectives have been identified which include; to balance the community's need for future homes and jobs by providing sufficient land to meet a range of local housing needs.
- 7.1.2 Policy CP2 (Housing Supply) of the Core Strategy states that providing sufficient housing to meet the needs of local communities in a sustainable way is one of the key challenges facing Three Rivers. It further states that, amongst other things, development in the District, needs to provide an adequate and continuous supply of housing, provide a range of types and sizes of homes to meet needs at an appropriate density; and address local affordability issues. Policy CP3 (Housing mix and density) sets out that the Council will require housing proposals to take into account the range of housing needs in terms of the size and types of dwellings as identified by the Strategic Housing Market Assessment and subsequent updates. This includes the provision of housing for the elderly, and supported and specialist housing which will be encouraged in suitable and sustainable locations.
- 7.1.3 Policy SA1 (Housing Site Allocations) of the Site Allocations LDD (adopted 2014) states that, in view of the need for new housing in Three Rivers, the benefits of building new homes in Three Rivers would be undermined if the stock of existing housing were to reduce. Therefore, the Council's starting point is to protect existing housing in the District. Furthermore, it is noted that the LPA cannot currently demonstrate a 5 year land housing supply.
- 7.1.4 The existing building historically provided an elderly person's care home accommodating 33 bed spaces. However, planning permission 14/2141/FUL for Croxley House's continued use as a care home resulted in alterations to the existing building and a reduction in the number of bed spaces within Croxley House itself to 24 beds. In addition, the permission included, the provision of a new 40 bed care home facility known as Clarendon Lodge being located immediately adjacent to the host building. This permission has been implemented and is therefore a material planning consideration. It is noted that Care Homes do contribute towards the District's housing stock and when applying the Council's conversion rate of 1.9 C2 bedrooms to 1 market dwelling, it would mean based on permission 14/2141/FUL, that the current proposal would result in the net loss of 7 residential dwellings (due to the existing dwelling continuing to provide 6 residential dwellings). In addition, it is acknowledged that there is a need for facilities such as care homes within the District. This is referred to in Policy H01 of the in the Croxley Green Neighbourhood Plan which states that housing proposals should consider the needs for priority groups, one of which is identified as the 'ageing population'. The proposed development would result in a net loss of housing, and elderly persons accommodation which would be contrary to Policies CP2 and CP3 of the Core Strategy (adopted October 2011) and Policy SA1 of the Site Allocations Document.
- 7.1.5 With regard to the loss of elderly persons accommodation, it is noted that Croxley House has remained vacant since January 2021. It is understood that Croxley House in its current form would not meet the required care standards and legislation. In addition, the last Inspection Report published by the Care Quality Commission in May 2021 (visit undertaken in December 2020) identified that the overall rating for the care home was inadequate. Officers have visited the site and have viewed the building internally. It has been observed that the corridors are narrow, that there is not level access with varying floor level changes throughout the building. Some of the rooms within the building are small, and do not have full ensuite facilities. As such, officers consider that the building as existing is not suitable

to facilitate its former use without extensive alterations. It is noted that prior to its closure, planning and Listed Building Consent were granted for works to the existing Listed Building to allow the building to meet modern standards. The works included the widening of existing corridors, the provision of level access and internal alterations to create rooms which met current care standards. However, the changes proposed resulted in a reduction in bedrooms from 33 to 24.

7.1.6 In November 2023, the Planning Committee resolved to grant planning permission and Listed Building Consent for a 122 place nursery. This change of use would have resulted in the loss of 13 residential units. The Officers report from the time noted that Policy SA1 (Housing Site Allocations) does allow for the net loss of housing where conversion to other uses is necessary to provide a small-scale facility and would not affect the surrounding residential area. In this case, it was considered that there was significant justification for the change of use to a nursery, given the identified need locally and the fact that the existing building was unable to accommodate its former use. Based on the specific circumstances at the time, officers considered *that 'using the existing building as a nursery would outweigh the loss of dwellings, and the lawful use of the site as a care home particularly given it is highly unlikely that the existing building would be used as a care home in the future'*. However, whilst there is a resolution to grant permission and Listed Building Consent, the LPA has been unable to issue the decision notices as the S106 has not been completed to date.

7.1.7 With regard to the current proposal, it is acknowledged that the proposed development would result in some loss of housing. However, an increased loss of units has been accepted in principle in relation to planning application 23/0483/FUL. It is also considered that given the current and significant need for housing within Three Rivers, that the retention of 6 residential units must be given significant weight in the decision making process, particularly taken into account the length of time that the existing building has been vacant. It is also again emphasised that the existing building is not suitable to accommodate its former use as a residential care home.

7.1.8 In summary, it is acknowledged that the proposed development would result in a net loss of housing, contrary to policy. However, given the significant need for housing in the District and taking into account the specific site circumstances, most notably the length of time that the existing building has been vacant for as well as the condition of the existing Listed building, that the principle of the development is acceptable, subject to the relevant material considerations outlined below.

7.2 Green Belt

7.2.1 The National Planning Policy Framework (NPPF) sets out that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open and that the essential characteristics of Green Belt are their openness and their permanence. One of the purposes of including land within Green Belt is to safeguard the countryside from encroachment.

7.2.2 The NPPF identifies the five purposes of including land in Green Belts as:

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

7.2.3 Paragraph 153 of the NPPF states that, when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Inappropriate development is, by definition, harmful to

the Green Belt and should not be approved except in very special circumstances. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations

7.2.4 Paragraph 154 of the NPPF states that Development in the Green Belt is inappropriate unless one of the following exceptions applies:

- a) *buildings for agriculture and forestry;*
- b) *the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it*
- c) *the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- d) *the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- e) *limited infilling in villages;*
- f) *limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and*
- g) *limited infilling or the partial or complete redevelopment of previously developed land (including a material change of use to residential or mixed use including residential), whether redundant or in continuing use (excluding temporary buildings), which would not cause substantial harm to the openness of the Green Belt.*
- h) *Other forms of development provided they preserve its openness and do not conflict with the purposes of including land within it. These are:*
 - i. *mineral extraction;*
 - ii. *engineering operations;*
 - iii. *local transport infrastructure which can demonstrate a requirement for a Green Belt location;*
 - iv. *the re-use of buildings provided that the buildings are of permanent and substantial construction;***
 - v. *material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and*
 - vi. *development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.*

7.2.5 Policy CP11 of the Core Strategy (adopted October 2011) sets out that there is a general presumption against inappropriate development that would not preserve the openness of the Green Belt, or which would conflict with the purposes of including land within it. Policy DM2 of the Development Management Policies LDD (adopted July 2013) is also relevant and states the following with regard to the reuse and conversion of buildings in the Green Belt:

The Council will only support applications for the re-use/conversion of buildings in the Green Belt where:

- i) *the form, bulk and general design of the building is in keeping with the surroundings*
- ii) *any proposal by way of alterations/extensions, parking/turning areas, modifications to access or landscaping does not have a significant adverse effect on the openness of the Green Belt and does not appear excessively prominent*
- iii) *the scale of the proposed use is not likely to have a detrimental effect on the locality(e.g. by noise, smell or bringing heavy traffic into narrow lanes or involving uses not appropriate to the Green Belt or areas of open land)*
- iv) *the building is suitable for reuse/conversion without extensive alteration, rebuilding and or extension*

- v) *proposals do not include open or agricultural land to provide new gardens/amenity space or include doors giving access from buildings directly onto such land.*

- 7.2.6 The existing detached building was most recently used as a care home, a residential use. The proposed development would retain the building as being residential use through its conversion to provide 6 separate residential dwellings. As such, the proposed development would be considered under exception paragraph 154 (h) (iv) of the NPPF. In this case, Croxley House is a mainly two storey detached building of permanent and substantial construction, and therefore its conversion is deemed to be appropriate within the Green Belt, and no objections are raised in principle.
- 7.2.7 With regard to Policy DM2 of the Development Management Policies LDD, the applicant is not proposing to undertake significant alterations or extensions to the existing building and thus the proposal would not increase the building's prominence in the landscape in this regard. The existing access arrangement via the vehicular track across The Green would remain unaltered, and the Highways Officer has noted that the proposed use would be less intense than its former use as a 24 bedroom care home. The proposal would provide a formal parking area, but this would largely be contained within the existing area utilised for parking and would not encroach significantly beyond this area. In order to ensure that this area is appropriately surfaced, a condition requiring a comprehensive landscaping scheme would be secured via a condition. With regard to amenity space provision, the existing front and gardens would be utilised communally and therefore there would be no requirement for fencing or other means of enclosure that may appear urbanising within the landscape.
- 7.2.8 It is acknowledged that the provision of six residential units may lead to some increased domestic paraphernalia within the site. However, given that the site contains a Listed Building, planning permission would be required for development within its curtilage including for the provision of any outbuildings.
- 7.2.9 In summary, the proposed building is of permanent and substantial construction and therefore is deemed suitable an appropriate form of development when considered against paragraph 154 (h) (iv) of the NPPF. It is not considered that the conversion would increase the prominence of the building within the landscape and acceptable access provision exists. Furthermore, this would be a less intense use than its former use as a Care Home. As such, the proposed development is considered to be acceptable and in accordance with Policy CP11 of the Core Strategy, Policy DM2 of the Development Management Policies LDD and the provisions of the NPPF.

7.3 Character and Heritage Assets

- 7.3.1 Policy CP1 of the Core Strategy (adopted October 2011) seeks to promote buildings of a high enduring design quality that respect local distinctiveness and Policy CP12 of the Core Strategy (adopted October 2011) relates to design and states that in seeking a high standard of design the Council will expect development proposals to 'have regard to the local context and conserve or enhance the character, amenities and quality of an area'. Development should make efficient use of land but should also respect the 'distinctiveness of the surrounding area in terms of density, character, layout and spacing, amenity, scale, height, massing and use of materials'; 'have regard to the local context and conserve or enhance the character, amenities and quality of an area' and 'incorporate visually attractive frontages to adjoining streets and public spaces'.
- 7.3.2 The host building is a Grade II Listed Building and also located within the Croxley Green Conservation Area and as such Policy DM3 of the Development Management Policies LDD is relevant. With regard to Listed Buildings, it advises:

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

i) 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

ii) any change of use would preserve its character as a building of special architectural or historic interest and ensure its continued use/viability.

7.3.3 With regard to Conservation Areas, Policy DM3 of the Development Management Policies LDD, advises that development will only be permitted where:

i) is of a design and scale that preserves or enhances the character or appearance of the area

ii) Uses building materials, finishes, including those for features such as walls, railings, gates and hard surfacing, that are appropriate to the local context

iii) Retains historically significant boundaries, important open spaces and other elements of the area's established pattern of development, character and historic value, including gardens, roadside banks and verges

iv) Retains and restores, where relevant, traditional features such as shop fronts, walls, railings, paved surfaces and street furniture, and improves the condition of structures worthy of retention

v) Does not harm important views into, out of or within the Conservation area

vi) Protects trees, hedgerows and other significant landscape features and incorporates landscaping appropriate to the character and appearance of the Conservation Area

vii) Results, where relevant, in the removal of unsympathetic features and the restoration or reinstatement of missing features.

7.3.4 The Croxley Green Conservation Area Appraisal is also relevant and sets out the following with regard to Croxley House

'Opposite Killingdown Farmhouse stands the grand grade II listed late eighteenth century Croxley House. This substantial red brick house has a powerful presence at the north end of Section C and the whole area. In the recent past, Croxley House has been extended using appropriate materials. However, the wall which surround the entire house and estate, being not only an integral part of the Conservation Area but also the curtilage of a Listed Building, has been allowed to deteriorate and decay and is now in an appalling condition.....

In the grounds of Croxley House stands an important Grade II listed well house, complete with its original winding gear. Opposite the well house, and possibly part of an original farm stands an unlisted barn with visible timber framing. This barn is sadly at risk, a portion of having already collapsed at the time of writing'.

7.3.5 The Croxley Green Neighbourhood Plan also refers to Croxley House as dominating the northern end of The Green. Policy CA2 of the Neighbourhood Plan is also relevant and advises that *'in the case of subdivision of a house into flats the impact of additional parking demand and the shared use of the garden must be considered as well as the social impact on the wider community of wide scale subdivision of dwellings'.*

7.3.6 As already noted, the existing building has most recently been used as Care Home, whereas the proposed development would see the building used to accommodate 6 separate dwellings. The Conservation Officer notes that the building was originally intended for residential use and consequently there is no objection in principle to this use. Furthermore, it is noted that the building has been vacant since 2021, since its former use as a Care Home ceased. Paragraph 210 of the NPPF sets out the following in considering applications relating to Heritage Assets:

In determining applications, local planning authorities should take account of:

(a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

(b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

(c) the desirability of new development making a positive contribution to local character and distinctiveness.

- 7.3.7 Officers have visited the building on a number of occasions since the closure of the Care Home and consider that the condition of the building has deteriorated both internally and externally. The proposed development would therefore secure a use and future for the Listed building and would ensure that it continues to contribute positively to the Conservation Area. In accordance with paragraph 210 of the NPPF, significant weight is afforded to the desirability of sustaining the significance of this Heritage Asset and allowing a use which would be consistent with its conservation. This therefore would weigh in favour of the proposed development.
- 7.3.8 The building would not be extended, with the footprint remaining unaltered, however, internal alterations would be required in order to facilitate the development. The existing building has already been extensively partitioned and altered internally with regard to its former use as a Care Home. The Conservation Officer has noted that the removal of this partitioning would be beneficial in terms of the historic understanding of the building, although the consultee comments also acknowledge that the subdivision in to six separate units would result in the blocking up of some of the corridors, thereby still removing some of the historic unity of the original building. However, the Conservation Officer considers that overall the internal alterations are at a minimum level to enable the proposed residential use, and as such there is no objection subject to a condition relating to material details.
- 7.3.9 There would also be external alterations to the building including the removal of an existing steel staircase to the north of the building. This is considered to be a feature which detracts from the appearance of the Listed Building and therefore its removal would be positive. The plans also indicate the removal of the existing UPVC rainwater goods, and their replacement with cast metal equivalents. This would more appropriate to the character and appearance of the Listed Building and the full details of this are able to be secured via a condition. In addition, the plans indicate that the railings around Croxley House, again associated with its former use would be removed. These are features which detract from the setting of the building and therefore their removal would be considered as an enhancement and no objections are raised.
- 7.3.10 The Conservation Officer noted that the submission proposes the replacement of damaged and non-original windows and the repair of older or original windows. However, the applicant provided a survey which was submitted in relation to an earlier application. This was considered to be insufficient as the condition of the windows may have changed since this time and therefore this survey is not considered to be relevant. As such, an up to date window condition survey is required and the Conservation Officer has advised that it would be appropriate to secure this via a condition.
- 7.3.11 The replacement of modern windows with slimline double-glazed sashes which replicate a traditional style are likely to be considered acceptable in principle. However, the Conservation Officer has emphasised that the replacement of later nineteenth century or early twentieth century windows raises concern as they may still be of historic interest. In addition, the proposed replacement window details indicate a 'horn' detail which is generally associated with later nineteenth century windows. The Conservation Officer has emphasised that each window should be considered on its own basis, with justification provided for the appearance and style. These points should therefore be addressed as part of the window condition survey which should be undertaken by a joiner with appropriate skills. As noted above, the comments received from the Conservation Officer consider that a window condition survey can be secured via a condition, as can the specific details relating to replacement fenestration.

- 7.3.12 The original plans also indicated the provision of a new bin store which would sit forward of the front elevation of Croxley House. The Conservation Officer raised an objection, considering that this would be a prominent structure and its siting inappropriate, detracting from the character of the Listed Building, contrary to Policy DM3 of the Development Management Policies LDD. This therefore has been removed from the plans and it is considered that an appropriate siting and appearance can be secured via a planning condition.
- 7.3.13 With regard to landscaping alterations, the Conservation Officer has raised no objection to the car parking area which would remain as being located to the north of the building and largely in a similar siting to existing. As such, it is considered that this would preserve the character and appearance of the Listed Building and its wider setting. The Conservation Officer also notes that the existing amenity areas are not indicated to be subdivided to provide individual gardens which would ensure openness is retained. The consultee comments note that the use of close boarded fencing would be inappropriate to the setting of the historic building. Whilst a landscaping scheme has been provided which does give some detail of surfacing materials, given the nature of the building as a heritage asset, it is considered that a condition should be added which would require the materials to be viewed on site.
- 7.3.14 It is also acknowledged that the Conservation Officer has noted the boundary wall forward of Croxley House is in a poor state of repair. Works to the historic wall are not included as part of the current application, however, the applicant has advised that repair works will be dealt with under a separate application.
- 7.3.15 In summary and subject to conditions, it is considered that the redevelopment of the site for the provision of six residential dwellings would secure the long-term future of the Listed Building which should be given significant weight in the decision-making process. Furthermore, the proposed development would not require significant external alterations to the existing building which would ensure that its significance would be maintained and it would continue to be a positive feature within the Conservation Area. In addition, the external works including the removal of the existing external staircase and railings would be considered an enhancement. Whilst some internal alterations would be required which would include the blocking up of some of the existing internal corridors, the Conservation Officer has raised no objection. The development is therefore considered to be acceptable and in accordance with Policy CP12 of the Core Strategy and Policy DM3 of the Development Management Policies LDD.

7.4 Housing Mix

- 7.4.1 Policy CP3 sets out that the Council will require housing proposals to take into account the range of housing needs as identified by the Strategic Housing Market Assessment (SHMA) and subsequent updates. The need set out in the Core Strategy is 30% one-bedroom units, 35% two-bedroom units, 34% three-bedroom units and 1% four bedroom and larger units. However, the most recent version of the Local Housing Needs Assessment (LNHA) was finalised in 2024 and is the most recent update to the SHMA. The recommended mix for Three Rivers in terms of market housing, affordable home ownership and social/affordable rented housing identified in the LNHA is shown below:

	1 bed	2 bed	3 bed	4+ bed
Market Housing	4%	21%	42%	32%
Affordable Home Ownership	19%	39%	30%	13%
Social/Affordable Rented	20%	32%	35%	12%

7.4.2 The proposed development would deliver 5 x 4 bedroom units, and 1 x 3 bedroom unit and as such would fail to be in accordance with the mix outlined above. However, taking into consideration the scale of the development, it is not considered that this would prejudice the ability of the Council to deliver housing targets. Furthermore, there is an identified need for 3 and 4 bedroom dwellings. As such, the proposed development is considered acceptable and in accordance with Policy CP3 of the Core Strategy (adopted October 2011).

7.5 Affordable Housing

7.5.1 Policy CP4 of the Development Management Policies LDD sets out that any development resulting in a net gain of 1 or more dwellings will be required to make contributions towards affordable housing provision. With regard to small sites delivering 1-9 dwellings, Policy CP4 sets out that a commuted sum payment will be sought.

7.5.2 In this case, whilst the proposed development would deliver 6 residential dwellings, given the former use of the site as a care home, there would actually be a net loss of 7 residential dwellings.. As such, the proposed development would not be required to make any contribution towards the provision of affordable housing and thus no objections are made in this regard.

7.6 Impact on amenity of neighbours

7.6.1 Policy CP12 of the Core Strategy advises 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'. Appendix 2 of the Development Management Policies LDD states that 'oversized, unattractive, and poorly sited development can result in loss of light and outlook for neighbours and detract from the character and appearance of the streetscene'

7.6.2 The nearest neighbour to the site, is located to the west and is the existing care home known as Clarendon House. Policy DM9 of the Development states that '*the Council will ensure that noise from proposed commercial, industrial, recreational or transport use does not cause any significant increase in the background noise level of nearby existing noise-sensitive property such as dwellings, hospitals, residential institutions, nursing homes, hotels, guesthouses, schools and other educational establishments*'.

7.6.3 The proposed development would result in the conversion of the existing building to 6 separate residential units in Class C3 use. There would be no increase in footprint of the building, with external changes relating to replacement fenestration and repair/improvement works to the external fabric of the building. The changes to the external fabric of the building are such that they would not result in harm to residential amenity.

7.6.4 It is noted that the Unit 1 would be located in the element of the building set closest to the existing access road and Clarendon House. The existing fenestration detail to the flank elevation of Croxley House would be retained, and therefore there would be a number of windows serving bedrooms at first floor level. It is noted that some of Clarendon House's amenity provision is located in close proximity to the boundary with the access road, and as such there may be some degree of overlooking to this area of amenity space. Given this relationship and the fact these non-original windows are proposed to be replaced, it is considered reasonable for a condition to be added requiring that they would be obscure glazed to prevent any significant harm to the amenity.

7.6.5 The proposed access to the site would remain as existing, with no alterations proposed. It is considered that the conversion to 6 residential dwellings, would result in a less intense use of the access road than if the building were to be continued to be used as a care home. The proposed car parking is in a similar location to existing, and it is not considered that this would result in a loss of residential amenity to Clarendon Lodge.

7.6.6 With regard to amenity space provision, amenity space would be available to the front and rear of the existing building and it is noted that this would not be subdivided. Whilst there may be some noise as a result of its use, it is not considered that there would be an intensification of use of the site overall or that any noise would be significant so as to result in harm to justify refusal of the application.

7.6.7 In summary, it is not considered that any harm would occur to residential amenity and therefore the development is acceptable and in accordance with Policy CP12 of the Core Strategy and Policies DM1, DM9 and Appendix 2 of the Development Management Policies LDD.

7.7 Impact to Future Occupiers

7.7.1 Amenity space standards are set out in Appendix 5 of the Development Management Policies LDD (adopted July 2013) and require 84sqm for 3 bed dwellings and 105sqm for 4 bed dwellings. For individual dwellings, this would generally take the form of private gardens, with flats having communal garden spaces.

7.7.2 In this case, it is noted that the dwellings would not benefit from their own private amenity space provision, and the development would take the form of a communal garden space used by all of the dwellings. Based on the above standards, a total of 609 square metres would be required. In this case, the rear amenity space alone has an area exceeding 4000 square metres, thus there would be ample on site amenity provision for future occupiers. It is acknowledged that the provision of a communal garden would be unusual as the scheme is not a flat development. However, given the existing front and rear amenity space form part of the setting of the Listed Building, it would not be appropriate to subdivide it with fencing to provide individual spaces as this would be likely to cause some harm to the setting. As such, no objection is raised to the provision of a communal garden in this instance. Furthermore, it is considered there would be sufficient space available for all future occupiers, taking into consideration the areas of landscaping to the front, rear and sides of the existing building. As such, no objection is raised in this regard.

7.7.3 It is noted that the front and rear facing windows would have outlook across the front and rear amenity spaces. In particular, it is acknowledged that future occupiers may have outlook into the ground facing windows from communal spaces. However, given the size of the site overall, there is ample space available which would ensure that future occupiers would be unlikely to be passing immediately in front of the windows of neighbouring dwellings. Consequently, it is not considered that there would be any significant harm in this regard and as such no objection is raised.

7.8 Highways: Access

7.8.1 Policy CP10 of the Core Strategy relates to Transport and Travel and advises that development will need to demonstrate that it provides a safe and adequate means of access. In addition, it should make adequate provision for all users of the highway. Paragraph 111 of the NPPF is also relevant and states that 'development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety or the residential cumulative impacts on the road network would be severe'

7.8.2 It is noted that TRDC Property Services have raised concerns relating to the development noting that there is no agreement in place to reflect any increased traffic flows over the track nor any suggestion that the track would need to be constructed to a specification equivalent to adoptable standard to accommodate additional traffic flows. The Property Services Officer raises concerns regarding additional traffic flows at this junction and would have expected to see a detailed assessment or safety audit.

7.8.3 In response, Herts Highways have been consulted regarding the development and it is noted that no alterations to the existing access or access track across The Green are

proposed. The consultee comments from Herts Highways note that the existing private access road is not wide enough for two modern vehicles to pass one another without the need to potentially divert into the common land. However, the Highways Officer notes that there would be a decrease in vehicle intensity at the site in comparison to the former use of the site as a care home. Therefore, the access road would be used by fewer vehicles. Consequently, the existing access is considered acceptable to accommodate the proposed use of the site for six residential units. It would therefore be unreasonable to require an upgrade of the access track given it would be a less intensive use. Whilst the comments regarding highway safety raised by the Property Services Officer are acknowledged, the Highways Officer has not raised any safety concerns regarding the proposed development and as such it would not be reasonable to raise an objection on the grounds of highway safety.

7.8.4 It is also note that the Property Services Officer has noted that there has been no discussion with the applicant regarding agreeing or formalising the rights of access, this is not a material planning consideration and is a legal matter outside of the remit of the current applications. An informative has been added, reminding the applicant to contact TRDC Property Services in relation to the proposed development.

7.8.5 The Highways Officer also notes that access for a fire tender will continue to be possible considering that no alterations to the access or external parts of the proposal. Likewise a waste collection vehicle would have previously serviced Croxley House and this will continue. It is noted that a swept path analysis has been provided which demonstrates that access is suitable.

7.8.6 The proposed development is therefore acceptable and in accordance with Policy CP10 of the Core Strategy (adopted October 2011) and thus no objections are raised in this regard.

7.9 Highways: Off street car parking

7.9.1 Policy DM13 and Appendix 5 of the Development Management Policies LDD sets out the requirements for off street car parking provision as follows:

3 bedroom dwelling: 2.25 spaces (2 assigned spaces)

4 or more bedrooms: 3 spaces (3 assigned spaces).

7.9.2 As such, this would equate to a requirement for the following:

5 x 3 = 15 spaces

1 x 2.25 = 2.25

Maximum requirement = 17.25 spaces.

7.9.3 The proposed block plan indicates a total of 15 car parking spaces to be provided to the rear of the site, mostly within the area which was previously utilised for car parking. The Highways Officer has confirmed that a swept path analysis has been submitted which indicates that it is possible for vehicles to manoeuvre out of each space and egress the site in a forward gear.

7.9.4 The spaces are annotated to indicate that each dwelling would benefit from two car parking spaces, with a further 3 spaces to be provided on site as visitor bays. As such, there would be a shortfall of 2.25 spaces against the maximum standard. However, it is acknowledged that the 5, 4 bedroom units would have a shortfall of one space per unit.

7.9.5 Croxley Green Parish Council have raised some concerns in respect of the shortfall in off street car parking provision. In response, whilst the shortfall is acknowledged, it is noted that all of the units would benefit from two off street car parking spaces, with a further 3 visitor car parking spaces available. With regards to location, Croxley House is located on

the northern edge of Croxley Green and is therefore outside of the settlement boundary with the Highways Officer noting that the site lacks sustainable transport options. However, the Highways Officer does note that there are footpaths running from The Green into Croxley Green providing an acceptable pedestrian link to local amenities. Given the edge of settlement location, officers consider that the site is suitable for residential development and that the limited shortfall in car parking provision would not result in significant demonstrable harm to justify refusal, particularly as all of the units would benefit from two spaces, with further visitor car parking available.

7.9.6 The submitted car parking management plan specifies that the EV charging points will be provided for each unit.

7.9.7 With regard to cycle parking, Appendix 5 of the Development Management Policies LDD sets out that one long term space should be provided per unit. The submitted block plan indicates that one of the existing outbuildings to the rear of the site would be used for cycle storage and this is considered acceptable.

7.9.8 In summary, whilst the shortfall in off street car parking is acknowledged, given the modest shortfall, that all dwellings would benefit from two car parking spaces, and taking into account the edge of settlement location, the development is considered acceptable and in accordance with Policy DM13 and Appendix 5 of the Development Management Policies LDD.

7.10 Landscaping

7.10.1 Policy DM6 of the Development Management Policies LDD relates to trees and landscaping. It states that 'development proposals on sites which contain existing trees and hedgerows will be expected to retain as many trees and hedgerows as possible, particularly those of local amenity or nature conservation value or hedgerows considered to meet the criteria of the Hedgerow Regulations 1997'.

7.10.2 The Landscape Officer was consulted and raised initial concerns regarding the development. The Landscape Officer noted that the submitted plans indicated that 15 car parking spaces would be provided to the rear of the building and would be located within the root protection areas of 2 protected trees (T19 and T20, Cedar). Whilst the submitted Arboricultural report indicated that the existing tarmac would be removed and replaced with a permeable 'no dig' surface, the Landscape Officer considered that it was unclear whether the parking spaces would be wholly on the existing tarmac, or whether the area of hardstanding would need to be extended over the Root Protection Areas to create the necessary parking. The Landscape Officer also noted that there was no indication as to how the car parking spaces would be contained to prevent any encroachment of cars, beyond the hardstanding, into the root protection areas of the trees. As such, further information was requested in order to confirm the impact on existing protected trees.

7.10.3 The applicant has provided additional information which provides a comparison of the existing and proposed car parking areas. In response, the Landscape Officer has advised that the plans demonstrate some additional incursion in to the Root Protection Areas of T19 and T20 but has confirmed that this would be acceptable in principle. However, in order to ensure that there would be no increased harm as a result of the development, a detailed hard and soft landscaping scheme including details of the new fencing to the rear of the car park areas and a tree protection scheme would be required. Whilst it is acknowledged that a landscaping plan has been provided, this is seen as indicative and it is considered that a more comprehensive version is required given the nature of the site and the heritage asset. In addition, a detailed method statement would be required in relation to the new surfacing and for arboricultural supervision of its installation. Consequently, subject to these suggested conditions, the proposed development is considered to be acceptable and in accordance with Policy DM6 of the Development Management Policies LDD.

7.11 Wildlife and Biodiversity

- 7.11.1 Section 40 of the Natural Environment and Rural Communities Act 2006 requires Local Planning Authorities to have regard to the purpose of conserving biodiversity. This is further emphasised by regulation 3(4) of the Habitat Regulations 1994 which state that Councils must have regard to the strict protection for certain species required by the EC Habitats Directive.
- 7.11.2 Herts Ecology raised concerns in relation to the Preliminary Ecological Appraisal and Bat Report. This noted that there was no evidence of roosting bats, however foraging and commuting activity was high with pipistrelles foraging around the house and in the woodland and brown long-eared bats commuting over the building. Herts Ecology noted that there was a previous emergence report in September 2022 which identified 7 common and soprano pipistrelle roosts across the building, however, this was not mentioned in the 2025 report and it was unknown whether the ecologists in 2025 were aware of this. Herts Ecology raised concerns that several locations where emergences occurred in 2022, were not covered in the 2025 surveys including the eastern end of the building. Furthermore the 2025 report noted that the eastern end of the loft could not be surveyed. As such, the Ecology Officer confirmed that there were not satisfied that sufficient evidence had been provided to confirm that bats were absent. As such, it was considered that further information would be required in relation to impact on protected species.
- 7.11.3 In response, an updated Ecological Appraisal was provided and Herts Ecology were re-consulted. The Ecology Officer has considered the updated report and notes that Appendix C of the report states that the ecologist did not have access to the loft of a large part of the building and they wished to revisit to provide an adequate survey. The Ecology Officer sets out that the works to the building would involve stripping out the internal features of the building and thus it would be highly likely that any bat roosts in the loft would be destroyed. Consequently further surveys were required to identify whether or not any bats are present within the loft space.
- 7.11.4 In response, the applicant submitted an updated Ecological Appraisal which contains information regarding the loft space which has not been previously covered. The Ecology Officer notes that the report includes a photo of the loft space which indicates that it is heavily cobwebbed and therefore unlikely to contain bats. However, given that bats have been previously recorded emerging from the building (September 2022), a non licensed method statement should be provided which should include reasonable avoidance measures. This can be secured via a condition.
- 7.11.5 The comments received from Herts Ecology also note that the site is adjacent to a Local Wildlife Site and as such, a construction environmental management plan to minimise disturbance to wildlife on site would be required and this can be secured via a condition.
- 7.11.6 In summary, given the updated information received and subject to conditions, the development is considered in accordance with Policy DM6 of the Development Management Policies LDD (adopted July 2013).

7.12 Mandatory Biodiversity Net gain.

- 7.12.1 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 as set out in The Biodiversity Gain Requirements (Exemptions) Regulations 2024.
- 7.12.2 The initial comments received from Herts Ecology advised that further evidence was required to demonstrate whether the de minimis exemption would be applicable. Concerns were raised that the ecological report set out that no habitat would be lost, however, the

block plan indicated that small areas of modified grassland would be lost in order to provide for car parking provision. As such, it was requested that a calculation of the habitat lost should be provided.

- 7.12.3 In response, further information was submitted by the applicant which demonstrated that no priority habitats would be lost and in addition that 21m² of modified grassland would be lost. The Ecology Officer has been re-consulted and has confirmed that they consider that the development would be exempt from biodiversity net gain as it would fall below the de minimis threshold of 25m². As such, no objections are raised in this regard.

7.13 Sustainability

- 7.13.1 Policy DM4 of the DMLDD requires applicants to demonstrate that development will produce 5% less carbon dioxide emissions than Building Regulations Part L (2013) requirements having regard to feasibility and viability. This may be achieved through a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies, connection to a local, decentralised, renewable or low carbon energy supply. The policy states that from 2016, applicants will be required to demonstrate that new residential development will be zero carbon. However, the Government has announced that it is not pursuing zero carbon and the standard remains that development should produce 5% less carbon dioxide emissions than Building Regulations Part L (2013) requirements having regard to feasibility and viability. Policy 12 of the Sarratt Neighbourhood Plan sets out that 'development proposals are encouraged to achieve the highest standards of sustainability, decarbonisation and energy efficiency'.

- 7.13.2 An Energy Statement accompanies the application and details that the development would result in a 9% reduction in CO₂ emissions which would therefore exceed the policy requirements set out in Policy DM4 of the Development Management Policies LDD. The applicant has advised that this would be through measures including the provision of low energy lighting and the provision of integrated air source heat pumps. It is noted that details of the air source heat pumps have not been provided. Whilst it is understood that these would be provided internally, given this application relates to a Listed Building, full details would be required of their siting and appearance prior to their installation.

7.14 Summary

- 7.14.1 In conclusion, officers acknowledge that the conversion of Croxley House from its former use as a care home would result in the net loss of housing, which would be contrary to Policy. However, taking into consideration the specific site circumstances, most notably the length of time that the existing building has been vacant for, and that the proposed development would still secure the provision of 6 residential dwellings, the principle of development is considered acceptable. Likewise, it is considered that the proposed conversion would be an appropriate form of development within the Green Belt.

- 7.14.2 Furthermore, Croxley House is a Grade II Listed Building which is deteriorating in condition both externally and internally and has now been vacant for a number of years. The proposed development would secure a long term use for the building and would ensure appropriate repair works are undertaken. Securing the long term future of this designated Heritage Asset is afforded significant weight in the decision-making process.

- 7.14.3 Therefore, taking into account all relevant material considerations as outlined in the analysis above, the proposed development is considered to be acceptable and it is recommended that both full planning permission and Listed Building Consent are granted subject to conditions.

8 **RECOMMENDATION:**

8.1 That PLANNING PERMISSION 25/3146/FUL 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:

0173_00_000 REV 04, 0173_00_002 REV 01, 0173_00_010 REV 01,
0173_00_020 REV 02, 0173_00_110 REV 04, 0173_00_210 REV 00,
, 0173_00_106 REV 00, 0173_00_100 REV 13, 0173_00_105 REV 04

Reason: For the avoidance of doubt, in the proper interests of planning, the Metropolitan Green Belt and the character and appearance of the Listed Building and Conservation Area, in accordance with Policies CP1, CP3, CP4, CP9, CP10, CP11 and CP12 of the Core Strategy (adopted October 2011), Policy SA1 of the Site Allocations Document (adopted November 2014), Policies DM1, DM2, DM3, DM4, DM6, DM9, and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013), Policy CA2 of the Croxley Green Neighbourhood Plan (Referendum Version, 2018) and the Croxley Green Conservation Area Appraisal.

C3 No development or other operation shall commence on site whatsoever until an arboricultural method statement (prepared in accordance with BS: 5837 (2012) 'Trees in relation to design, demolition and construction') has been submitted to and approved in writing by the Local Planning Authority. This method statement shall include details of timetables of works, method of demolition, removal of material from the site, importation and storage of building materials and site facilities on the site, tree protection measures and details including location and depths of underground service routes, methods of excavation and construction methods, in particular where they lie close to trees. In addition, the method statement shall include details relating to installation of the surfacing materials for the car park the new surfacing including details of arboricultural supervision of its installation.

The construction methods to be used shall ensure the retention and protection of trees, shrubs and hedges growing on or adjacent to the site. The development shall only be implemented in accordance with the approved method statement.

The protective measures, including fencing, shall be undertaken in full accordance with the approved scheme before any equipment, machinery or materials are brought on to the site for the purposes of development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed within any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made. No fires shall be lit or liquids disposed of within 10.0m of an area designated as being fenced off or otherwise protected in the approved scheme.

Reason: This condition is a pre commencement condition to ensure that no development takes place until appropriate measures are taken to prevent damage being caused to trees during construction, to protect the visual amenities of the trees, area and to meet the requirements of Policies CP1 and CP12 of the Core Strategy

(adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

- C4 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping, which shall include the location of all existing trees and hedgerows affected by the proposed development, and details of those to be retained, together with a scheme detailing measures for their protection in the course of development. The scheme shall include details of size, species, planting heights, densities and positions of any proposed soft landscaping, and a specification of all hard landscaping including locations, materials and method of drainage.

All hard landscaping works required by the approved scheme shall be carried out and completed prior to the first occupation of the development hereby permitted.

All soft landscaping works required by the approved scheme shall be carried out before the end of the first planting and seeding season following first occupation of any part of the buildings or completion of the development, whichever is sooner.

If any existing tree shown to be retained, or the proposed soft landscaping, are removed, die, become severely damaged or diseased within five years of the completion of development they shall be replaced with trees or shrubs of appropriate size and species in the next planting season (ie November to March inclusive).

The landscaping scheme shall include details of the proposed low level fence to the rear of the car parking area including details of its siting and appearance.

Reason: This condition is required to ensure the completed scheme has a satisfactory visual impact on the character and appearance of the area. It is required to be a pre commencement condition to enable the LPA to assess in full the trees to be removed and the replacement landscaping requirement before any works take place, and to ensure trees to be retained are protected before any works commence in the interests of the visual amenity of the area in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013)

- C5 No development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the following.

a) Risk assessment of potentially damaging construction activities.

b) Identification of 'biodiversity protection zones'

c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).

d) The location and timings of sensitive works to avoid harm to biodiversity features.

e) The times during construction when specialist ecologists need to be present on site to oversee works.

f) Responsible persons and lines of communication.

g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.

The development shall proceed in accordance with the approved CEMP.

Reason: To ensure sensible working practices which protect ecology on and adjacent to this site in accordance with Policy DM6 of the Development Management Policies LDD (adopted July 2013).

- C6 Before any building operations above ground level hereby permitted are commenced, samples of materials to be used on the external finishes and surface finishes shall be made available for inspection on site and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

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).

- C7 Prior to repair works to the internal fabric of the building, full details of 'making good' the exposed areas revealed by demolition works shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: To safeguard the character and appearance of the heritage asset in accordance with Policy CP12 of the Core Strategy (adopted October 2011) and Policy DM3 of the Development Management Policies LDD (adopted July 2013).

- C8 Prior to commencement of any alterations to the windows, a window condition survey shall be submitted to and approved in writing by the Local Planning Authority. The condition survey should include details of the condition of all windows; details of any required repairs and justification in relation to the replacement of any existing windows. The survey shall be undertaken by an expert joiner or other suitably qualified professional and the works shall thereafter be carried out only in accordance with the approved details.

Reason: To safeguard the character and appearance of the heritage asset in accordance with Policy CP12 of the Core Strategy (adopted October 2011) and Policy DM3 of the Development Management Policies LDD (adopted July 2013).

- C9 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 windows, doors, eaves, fascias, verges and cills 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 permanently retained as such.

Reason: To safeguard the character and appearance of the heritage asset in accordance with Policies CP12 of the Core Strategy (adopted October 2011) and Policy DM3 of the Development Management Policies LDD (adopted July 2013).

- C10 Prior to their installation, full details of the integrated air source heat pumps, including details relating to their siting and appearance shall be submitted to and approved in writing by the Local Planning Authority. The air source heat pumps shall be installed in accordance with the approved details prior to occupation.

Reason: To safeguard the character and appearance of the heritage asset and to ensure that the development makes as full a contribution to sustainable development as possible in accordance with Policies CP1 and CP12 of the Core Strategy (adopted

October 2011) and Policies DM3 and DM4 of the Development Management Policies LDD (adopted July 2013).

- C11 The development shall not be occupied until a scheme for the separate storage and collection of domestic waste has been submitted to and approved in writing by the Local Planning Authority. Details shall include siting, size and appearance of refuse and recycling facilities on the premises. The development hereby permitted shall not be occupied until the approved scheme has been implemented and these facilities should be retained permanently thereafter.

Reason: To ensure that satisfactory provision is made, in the interests of amenity and to ensure that the visual appearance of such provision is satisfactory in compliance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM10 and Appendix 2 of the Development Management Policies document (adopted July 2013).

- C12 The development shall not be occupied until the energy saving and renewable energy measures detailed within the Energy Statement submitted as part of the application are incorporated into the approved development.

Reason: To ensure that the development meets the requirements of Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM4 and Appendix 2 of the Development Management Policies LDD (adopted July 2013) and to ensure that the development makes as full a contribution to sustainable development as possible.

- C13 Before the first occupation of the development hereby permitted the window(s) in the first floor flank elevation facing Claredon Lodge; 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 is installed. The window(s) shall be permanently retained in that condition thereafter.

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

- C14 The development shall be completed in strict accordance with the method statement in Appendix D of the revised ecological appraisal with bat survey and method statement report (Optimis Consulting, 02/03/2026). All the recommendations shall be implemented in full unless otherwise agreed in writing by the Local Planning Authority

Reason: To ensure to ensure that any protected species are safeguarded and to meet the requirements of Policies CP1, CP9 and CP12 of the Core Strategy (adopted October 2011) and Policy DM6 of the Development Management Policies LDD (adopted July 2013).

- C15 All new rainwater goods shall be metal and painted black.

Reason: To safeguard the character and appearance of the heritage asset 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).

- C16 No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity. The lighting shall be installed in accordance with the approved details.

Reason: In the interests of the character and appearance of the Heritage Asset, visual amenity and biodiversity and to meet the requirements of Policies CP1, CP9 and CP12 of the Core Strategy (adopted October 2011) and Policies DM3, DM6 and DM9 of the Development Management Policies LDD (adopted July 2013).

8.2 Informatives 25/1346/FUL:

- 11 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 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 and made amendments during the course of the application which result in a form of development that maintains/improves the economic, social and environmental conditions of the District.
- 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.
- 14 The applicant is reminded that prior to the commencement of works, approval will be required from the Council as a land owner of the existing access track across The Green. Please contact the Property Services Team to discuss further prior to any works taking place on 01923 776611 or by email to property@threerivers.gov.uk
- 15 Common Land: The existing access crosses land which forms part of registered common land CL035. The applicant shall be responsible for obtaining any necessary consents that may be required in accordance with the provisions of The Commons Act 2006 (or as subsequently amended). Further guidance can be obtained on the Government website at <https://www.gov.uk/common-land-village-greens>

N.B. The applicant may need to consult with and obtain permission from other interested parties and there is guidance on the Government website at <https://www.gov.uk/guidance/carrying-out-works-on-common-land> and on the County Council's website at:

<https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/countryside-access/common-land-and-town-and-village-applications/common-land-and-town-and-village-green-applications.aspx>
- 16 Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website:

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> by telephoning 0300 1234047.

- 17 Obstruction of highway: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the County Council website at: <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.
- 18 Debris and deposits on the highway: It is an offence under section 148 of the Highways Act 1980 to deposit compost, dung or other material for dressing land, or any rubbish on a made-up carriageway, or any or other debris on a highway to the interruption of any highway user. Section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development and use thereafter are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available by telephoning 0300 1234047.
- 19 Water efficiency: Being within a water stressed area, we expect that the development includes water efficient fixtures and fittings. Measures such as rainwater harvesting and grey water recycling help the environment by reducing pressure for abstractions. They also minimise potable water use by reducing the amount of potable water used for washing, cleaning and watering gardens. This in turn reduces the carbon emissions associated with treating this water to a standard suitable for drinking and will help in our efforts to get emissions down in the borough.
- 110 Infrastructure connections and diversions: There are potentially water mains running through or near to part of proposed development site. If the development goes ahead as proposed, the applicant/developer will need to get in contact with our Developer Services Team to discuss asset protection or diversionary measures. This can be done through the My Developments Portal (<https://affinitywater.custhelp.com/>) or aw_developerservices@custhelp.com.

To apply for a new or upgraded connection, please contact our Developer Services Team by going through their My Developments Portal (<https://affinitywater.custhelp.com/>) or aw_developerservices@custhelp.com. The Team also handle C3 and C4 requests to cost potential water mains diversions. If a water mains plan is required, this can also be obtained by emailing maps@affinitywater.co.uk. Please note that charges may apply.
- 111 Due to the presence of National Grid apparatus in proximity to the application site, the Applicant should contact National Grid before any works are carried out to ensure National Grid apparatus is not affected by any of the proposed works. Further 'Essential Guidance' can be found on the National Grid website at www.nationalgrid.com or by contacting National Grid on 0800688588.

8.3 **RECOMMENDATION: That LISTED BUILDING CONSENT 25/1347/LBC 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: To comply with the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- C2 Before any building operations above ground level hereby permitted are commenced, samples of materials to be used on the external finishes and surface finishes shall be made available for inspection on site and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

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).

- C3 Prior to repair works to the internal fabric of the building, full details of 'making good' the exposed areas revealed by demolition works shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: To safeguard the character and appearance of the heritage asset in accordance with Policy CP12 of the Core Strategy (adopted October 2011) and Policy DM3 of the Development Management Policies LDD (adopted July 2013).

- C4 Prior to repair works to the internal fabric of the building, full details of 'making good' the exposed areas revealed by demolition works shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: To safeguard the character and appearance of the heritage asset in accordance with Policy CP12 of the Core Strategy (adopted October 2011) and Policy DM3 of the Development Management Policies LDD (adopted July 2013).

- C5 Prior to commencement of any alterations to the windows, a window condition survey shall be submitted to and approved in writing by the Local Planning Authority. The condition survey should include details of the condition of all windows; details of any required repairs and justification in relation to the replacement of any existing windows. The survey shall be undertaken by an expert joiner or other suitably qualified professional and the works shall thereafter be carried out only in accordance with the approved details.

Reason: To safeguard the character and appearance of the heritage asset in accordance with Policy CP12 of the Core Strategy (adopted October 2011) and Policy DM3 of the Development Management Policies LDD (adopted July 2013).

- C6 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 windows, doors, eaves, fascias, verges and cills 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 permanently retained as such.

Reason: To safeguard the character and appearance of the heritage asset in accordance with Policies CP12 of the Core Strategy (adopted October 2011) and Policy DM3 of the Development Management Policies LDD (adopted July 2013).

- C7 Prior to their installation, full details of the integrated air source heat pumps, including details relating to their siting and appearance shall be submitted to and approved in writing by the Local Planning Authority. The air source heat pumps shall be installed in accordance with the approved details prior to occupation.

Reason: To safeguard the character and appearance of the heritage asset in accordance with Policy CP12 of the Core Strategy and Policies DM3 of the Development Management Policies LDD (adopted July 2013).

- C8 All new rainwater goods shall be metal and painted black.

Reason: To safeguard the character and appearance of the heritage asset 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).

8.4 Informatives 25/1347/LBC:

- 11 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.

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{\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>).

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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:

0173_00_000 REV 04, 0173_00_002 REV 01, 0173_00_010 REV 01,
0173_00_020 REV 02, 0173_00_110 REV 04, 0173_00_210 REV 00,
0173_00_106 REV 00, 0173_00_100 REV 13, 0173_00_105 REV 04

- 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.