

## PLANNING COMMITTEE – Wednesday 27 May 2026

### **26/0219/FUL - Erection of entrance ramp with handrails, alteration to fenestration, ventilation grills, bin store and associated landscaping works at THREE RIVERS HOUSE, NORTHWAY, RICKMANSWORTH, HERTFORDSHIRE, WD3 1RL**

Parish: Batchworth Community Council  
Expiry of Statutory Period: 28.05.2026 (Agreed Extension)

Ward: Rickmansworth Town  
Case Officer: Lilly Varnham

Recommendation: That PLANNING PERMISSION BE GRANTED.

Reason for consideration by the Committee: The application site is on Three Rivers Land.

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

[26/0219/FUL | Erection of entrance ramp with handrails, alteration to fenestration, ventilation grills, bin store and associated landscaping works. | Three Rivers House Northway Rickmansworth Hertfordshire WD3 1RL](#)

## **1 Relevant Planning and Enforcement History**

- 1.1 8/120/88: Erection of office building and ancillary car park. Permitted and implemented.
- 1.2 10/2174/FUL: Change of use of part of the ground floor of Three Rivers House to a police station with associated parking, including the erection of a small storage shed. Permitted and implemented.
- 1.3 12/1444/FUL: Change of use of part of ground floor from Council office space to use as part of Police Station either for office use or locker/amenity area and for storage; increase in parking from 12 spaces to 25 spaces. Permitted and implemented.
- 1.4 12/1981/FUL: Reallocation of parking spaces at Three Rivers House to provide 25 spaces in total (increase of 13) for the Police in order to provide sufficient parking for Intervention Team Officers. Erection of 2 metre high green paladin fencing to side of bays 20 and 21 (Rose Garden) and automatic barrier. Permitted and implemented.
- 1.5 15/1874/FUL: District Council Application: Installation of photovoltaic panels to roofslopes – Permitted and implemented.
- 1.6 22/2255/FUL: Installation of 7no. Air source heat pumps within timber enclosure in south western corner of top floor of car park – Permitted and Implemented.
- 1.7 25/1595/PDNE - Permitted Development Notice: Installation of solar panels – Permitted.
- 1.8 25/1754/ADV – Display of Flags – Permitted.

## **2 Description of Application Site**

- 2.1 Three Rivers House is the principal office of Three Rivers District Council. Additionally, following the grant of planning permission 10/2174/FUL a large section of the East Wing of the building has been occupied by the Police since February 2011. The site is located within the Rickmansworth Town Centre Conservation Area.

- 2.2 The building is three storeys but when viewed from the north (front) it has a two-storey appearance due to the change in levels on Northway rising up to the north from the south. There is a decked car park to the east of the office building with a public right of way crossing it in an east to west direction between the Cloisters to the east and Northway to the west.
- 2.3 To the south of the building is Basing House, a two storey Grade II Listed Building, and Rickmansworth Library, a single storey flat roofed building. Beyond the library is the High Street which is mainly occupied by commercial premises.

### **3 Description of Proposed Development**

- 3.1 This application seeks erection of entrance ramp with handrails, alteration to fenestration, ventilation grills, bin store and associated landscaping works.
- 3.2 A new entrance is proposed on the east elevation of the west wing of the building, facing the existing main entrance, where an existing window is proposed to be replaced by a single door. Alterations to the landscaping are proposed to facilitate the ramped access which would include the removal of existing railings/soft landscaping and the laying of further paving. The proposed ramp would be at a gradient of 1:20 and the handrails would be a stainless steel. The handrails would have a maximum height of approximately 1m.
- 3.3 A HVAC (Heating, Ventilation, and Air Conditioning) unit is also proposed on the eastern elevation of the western wing, but within the courtyard area to the rear of the building, set approximately 2.8m above the natural ground level. The unit would be 'Daikin RZQS140AV1', the unit would have a height of approximately 0.9m and a width of approximately 1.5m. On the submitted drawing, the depth of the unit is described as being approximately 0.3m. The submitted specification indicates that the unit would have a sound pressure level ranging from 35 dBA-45 dBA.
- 3.4 On the west, front and rear elevations of the western wing of the building a number of extract grills are proposed. The grills have a dimension of approximately 0.6m x 0.6m and would sit within the outer face of the existing wall. On the west elevation a total of four grills is proposed sitting at a height of approximately 6.8m above 'level 0' on the plans. On the front (north) elevation one grill is proposed sitting at the same height above 'level 0' and on the rear elevation one grill is proposed which would again sit at the same height. The grills would be 'aluminium louvre wall grilles' incorporating fixed horizontal rainproof blades. The grilles would include integrated insect and bird mesh to the rear. The finish would be polyester powder-coated in RAL 0817 (Chocolate Brown) or RAL 8014 (Sepia Brown) to match the existing external façade.
- 3.5 A bin store is proposed northwest of the building forward of the front elevation on an area of existing hardstanding utilised for parking. The bin store has a depth of approximately 3.25m and a width of approximately 2.3m. It would have a sloped roof with a ridge height of 2.25m and an eaves height of 2m. The bin store would be finished in tanalised timber. A set of doors are proposed within the front elevation facing the adjacent highway. The doors would be lockable. Black plastic gutters and downpipes are proposed to the rear of the bin store.
- 3.6 Amendments were received during the course of the application correcting the scale of the drawings and further amendments were received omitting reference to the signage. The applicant has been reminded that a separate Advertisement Consent application would be required and the signs therefore do not form a part of the assessment of this application.

### **4 Consultation**

#### **4.1 Statutory Consultation**

- 4.1.1 National Grid – [No response received]

4.1.2 Batchworth Community Council – BCC discussed and noted this application.

4.1.3 Conservation Officer – [Made the following comment]

The application is for Erection of entrance ramp with handrails, alteration to fenestration, ventilation grills, bin store and associated landscaping works.

The Site is in Rickmansworth Conservation Area, towards its northern boundary. The Conservation Area has an Appraisal and Character Assessment (CACA) adopted in 1993.

Three Rivers House is a large and prominent building and dates from the late twentieth century. It does not have any local or national heritage designations and is considered neutral in terms of the character of the Conservation Area.

There are two nationally Grade II listed buildings/structures, which have the potential to be impacted by the alterations to Three Rivers House:

Basing House (Historic England List Entry Number: 1100850) is directly adjacent to Three Rivers House. It was originally a large house with seventeenth century origins. It has architectural interest due to its built form and detailing and historic interest due to its association with William Penn.

War Memorial Statue (Historic England List Entry Number: 1348251) is located north of Three Rivers House, in the Rose Garden. It dates from 1921 and has historic and architectural interest as a sculpted World War One memorial.

Three Rivers House is very close to both listed structures, but there is no historic association between them and Three Rivers House does not currently contribute positively to their setting.

The proposal is for a ramp with handrails, alteration to fenestration, ventilation grills, bin store and associated landscaping works. There would be intervisibility between some of the works and the listed structures, including the ramp facing towards the War Memorial and the A/C unit facing Basing House.

However, in the context of the existing form of Three Rivers House these works would appear neutral in heritage terms and would not have a harmful impact on the setting of the listed buildings or the Conservation Area.

**On this basis, there is no heritage objection to the proposal.**

It is recommended that details of materials are secured through planning condition to ensure they are in keeping with the existing building and wider context.

This response has been made with regard to Sections 66 (1) and 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF Chapter 16 'Conserving and Enhancing The Historic Environment'.

4.1.4 Environmental Health Officer – [No response received]

4.1.5 TRDC Property Services – [Made the following comment]

We have no comments to make in connection with the application.

## **4.2 Public/Neighbour Consultation**

4.2.1 Number consulted: 3            No of responses received: 0

- 4.2.2 Site Notice Posted: 19.03.2026, Expired: 11.04.2026
- 4.2.3 Press Notice Published: 27.03.2026, Expired: 19.04.2026
- 4.2.4 Summary of Responses: No responses received.

## **5 Reason for Delay**

- 5.1 Committee cycle.

## **6 Relevant Planning Policy, Guidance and Legislation**

### **6.1 Legislation**

Planning applications are required to be determined in accordance with the statutory development plan unless material considerations indicate otherwise as set out within 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.

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

The Localism Act received Royal Assent on 15 November 2011. The Growth and Infrastructure Act achieved Royal Assent on 25 April 2013.

The Wildlife and Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010, the Natural Environment and Rural Communities Act 2006 and the Habitat Regulations 1994 may also be relevant.

The Environment Act 2021.

### **6.2 Planning Policy and Guidance**

#### National Planning Policy Framework and National Planning Practice Guidance

In December 2024 the revised NPPF was published, to be read alongside the online National Planning Practice Guidance. 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 retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits unless there is a clear reason for refusing the development (harm to a protected area).

#### The Three Rivers Local Development Plan

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

The Core Strategy was adopted on 17 October 2011 having been through a full public participation process and Examination in Public. Relevant policies include Policies CP1, CP9, CP10, and CP12.

The Development Management Policies Local Development Document (DMLDD) was adopted on 26 July 2013 after the Inspector concluded that it was sound following Examination in Public which took place in March 2013. Relevant policies include DM1, DM3, DM6, DM9, DM10, DM13, Appendix 2, Appendix 4 and Appendix 5.

Batchworth Neighbourhood Plan 2023-2038 (Referendum Version, November 2025). Relevant policies include: BW GB1 and BW DE1.

### Other

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

Rickmansworth Conservation Area Appraisal (1993).

## **7 Planning Analysis**

### **7.1 Design and Impact on the Street Scene and Conservation Area**

- 7.1.1 Policy CP1 of the Core Strategy (adopted October 2011) seeks to promote buildings of a high enduring design quality that respect local distinctiveness. Policy CP12 of the Core Strategy states that development should 'have regard to the local context and conserve or enhance the character, amenities and quality of an area' and 'conserve and enhance natural and heritage assets'.
- 7.1.2 Policy DM3 of the Development Management Policies LDD sets out that within Conservation Areas development will only be permitted if the proposal is of a design and scale that preserves or enhances the character or appearance of the area.
- 7.1.3 Policy BW DE1 of the Batchworth Neighbourhood Plan sets out that new development in the Batchworth Neighbourhood Plan area shall be based upon a design led approach to development underpinned by good practice principles and reflecting a thorough site appraisal.
- 7.1.4 The proposed ventilation grills on the front, rear and west elevation of the western wing of the building would be readily visible by virtue of their siting on the outer face of the wall and owing to their height above ground level. Despite this, they would remain modest in scale at 0.6m x 0.6m and would be finished in a brown colour which would mimic the colour of the brickwork reducing the visual impact. The scale and number of the grills are considered proportionate to the scale of the host building; on balance it is not considered that these additions would increase the visual prominence of the building to an unacceptable degree and thus would preserve the character of the Conservation Area in this regard.
- 7.1.5 The proposed door within the ground floor east elevation of the building would be within an existing courtyard and would be facilitated by the removal of the existing window. The size of the opening would be increased which would to some extent increase its prominence

from the streetscene and wider Conservation Area. However, given that it would be limited to a single opening, and that the style and appearance of the door would appear to some extent mirror the style and appearance of existing doors which would be expected on a commercial premises it is not considered that this addition would appear incongruous or unduly prominent and thus would preserve the character of the Conservation Area.

- 7.1.6 The ramped access / handrails would be sited forward of the new door on the eastern elevation of the building. Whilst these would be visible there is existing hardstanding and handrails forward of this elevation, such that the proposal would be read in this context. The addition of the handrails would be limited to the ramped section of hardstanding. It is not considered that the additional hardstanding to facilitate the ramped section or the addition of the handrails would appear incongruous or unduly prominent when read in the context of the existing. The extent of the handrails would remain proportionate to the ramp and are not considered to be excessive in height, on balance, it is considered that this element would not result in undue harm to the character or appearance of the host building or wider streetscene and would preserve the character of the conservation area.
- 7.1.7 The proposed bin store would be sited northwest of the building, on an area of existing hardstanding. Given its position it is considered that the store would be prominent, however it would be set back from the adjacent access road in the corner with the existing retaining wall to the north. The scale of the store would remain modest and be of a limited height such that it would not appear unduly prominent or incongruous in the context to the building or the wider streetscene. The store would have a timber finish which is considered to be appropriate for the use of the building. On balance, owing to its limited scale and its backdrop against the raised embankment it is considered to preserve the character of the Conservation Area.
- 7.1.8 The proposed HVAC unit would be sited within the existing internal courtyard of the host building adjacent to existing air conditioning equipment and thus would not appear unduly out of character within its context. Given its positioning within the courtyard, public views would be limited and the unit itself owing to its modest scale is not considered to result in demonstrable harm to the character or appearance of the host building or wider Conservation Area. The proposal is therefore considered to preserve the character and appearance of the Conservation Area.
- 7.1.9 The Conservation Officer has reviewed the proposal and notes that there are two nationally Grade II listed buildings/structures [Basing House and War Memorial Statue], which have the potential to be impacted by the alterations to Three Rivers House. Whilst it is noted that there would be some intervisibility between some of the works and the listed structures, including the ramp which faces towards the War Memorial and A/C unit facing Basing House, in the context of the existing form, these works would appear neutral in heritage terms and would not have a harmful impact on the setting of the listed buildings or the Conservation Area. On this basis the Conservation Officer has concluded there is no heritage objection to the proposal. Whilst they have recommended that details of materials are secured through planning condition, sufficient information in respect of materials is considered to have been provided and would be considered appropriate in the site context, thus it is not considered reasonable to request further details via condition.
- 7.1.10 In summary, the proposed development would not result in any adverse harm to the character or appearance of the host building or streetscene and would preserve the character of the designated heritage assets. The development would be acceptable in accordance with Policies CP1 and CP12 of the Core Strategy (2011), Policy DM3 of the Development Management Policies LDD (2013) and Policy BW DE1 of the Batchworth Neighbourhood Plan 2023-2038 (Referendum Version, November 2025).

## 7.2 Impact on amenity of neighbours

- 7.2.1 Policy CP12 of the Core Strategy states that development should 'protect residential amenities by taking into account the need for adequate levels of disposition of privacy, prospect, amenity and garden space'.
- 7.2.2 Policy DM1 and Appendix 2 of the Development Management Policies document set out that development should not result in the loss of light to the windows of neighbouring properties nor allow overlooking, and should not be excessively prominent in relation to adjacent properties.
- 7.2.3 The closest residential neighbours are those on Northway at George Field House, Ashleigh Court and Sterling Rose House all of which are flatted developments. The western elevation faces out onto Northway in the direction of these residential neighbours. The changes proposed to this elevation are four external ventilation grills. George Field House is sited some 15m from the western elevation of the building, approximately 40m from Ashleigh Court and approximately 25m from Sterling Rose House. Owing to the nature of the proposed works and the spacing retained to neighbouring boundaries it is not considered that the proposed development would result in demonstrable harm to the residential amenities of the occupiers of the closest adjacent residential neighbours.
- 7.2.4 The other neighbour sites are Three Rivers House, the Police Station, Basing House and Rickmansworth Library all of which are commercial premises. On the basis of the changes proposed, which are considered to be modest in scale and relate largely to the external changes to the outer face of the building it is not considered that the proposal would result in demonstrable harm to the adjacent occupiers of these buildings. With regards to the changes to the frontage, including the ramped access and landscaping alterations, it is not considered that these changes would interrupt the existing access for Three Rivers House or the Police Station and are therefore not considered to result in demonstrable harm.
- 7.2.5 Policy DM9 of the Development Management Policies sets out that planning permission will not be granted for development which has an unacceptable adverse impact on the indoor and outdoor acoustic environment of existing or planned development.
- 7.2.6 With regards to the HVAC unit, this is sited to the rear of Three Rivers House, in the same position as existing Air Conditioning Units. Based upon its siting it is not considered that this would result in unacceptable adverse impacts on the indoor or outdoor acoustic environment of existing or planned developments on the basis that it is located on a commercial premises, surrounded by existing units and other commercial buildings. In addition, the units sound pressure level ranges from 35 dBA-45 dBA which is equivalent to a whisper to normal conversation. Thus, it is considered that the proposal would comply with DM9 in this regard.
- 7.2.7 In summary, the proposed development would not result in any adverse impact on any neighbouring dwellings or adjacent commercial premises, and the development would be acceptable in accordance with Policies CP1 and CP12 of the Core Strategy and Policies DM1, DM9 and Appendix 2 of the Development Management Policies LDD.

### 7.3 Wildlife and Biodiversity

- 7.3.1 Section 40 of the Natural Environment and Rural Communities Act 2006 requires Local Planning Authorities to have regard to the purpose of conserving biodiversity. This is further emphasised by regulation 3(4) of the Habitat Regulations 1994 which state that Councils must have regard to the strict protection for certain species required by the EC Habitats Directive. The Habitats Directive places a legal duty on all public bodies to have regard to the habitats directive when carrying out their functions.
- 7.3.2 The protection of biodiversity and protected species is a material planning consideration in the assessment of this application in accordance with Policy CP9 of the Core Strategy and

Policy DM6 of the Development Management Policies document. National Planning Policy requires Local Authorities to ensure that a protected species survey is undertaken for applications where biodiversity may be affected prior to the determination of a planning application.

- 7.3.3 A Biodiversity Checklist was submitted with the application and states that no protected species or biodiversity interests will be affected as a result of the application. The Local Planning Authority is not aware of any records of bats (or other protected species) within the immediate area that would necessitate further surveying work being undertaken.

#### 7.4 Mandatory Biodiversity Net Gain

- 7.4.1 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, and an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015).

- 7.4.2 Policy BW GB1 of Batchworth Neighbourhood Plan 2023-2038 (Submission Version) sets out that Development proposals must manage impacts on biodiversity and secure a minimum net biodiversity gain of 10% on site, unless impractical given site constraints, as demonstrated through use of the most up-to-date version of Natural England biodiversity metric (or any successor document to this) and submission of a biodiversity net gain plan submitted as part of planning application material.

- 7.4.3 The applicant has confirmed that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply because the application would be subject to the de minimis exemption (development below the threshold).

#### 7.5 Trees and Landscaping

- 7.5.1 Policy DM6 of the DMP LDD sets out that development proposals should seek to retain trees and other landscape and nature conservation features, and that proposals should demonstrate that trees will be safeguarded and managed during and after development in accordance with the relevant British Standards.

- 7.5.2 The application site is located within the Rickmansworth Town Centre Conservation Area; therefore, all trees are afforded protection by virtue of this designation. The proposed works are not considered to result in the loss of any existing trees and thus the proposal is considered acceptable in this regard.

#### 7.6 Highways, Access and Parking

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

- 7.6.2 The gross floor area of the application site is approximately 925sqm. The parking standards at Appendix 5 requires one parking space per 30sqm of floor area – with a requirement for 30.8 parking spaces to be available for the application site based on this. It is understood that the site has 21 spaces on the lower deck of the car park and that there would therefore be a shortfall. The proposal would result in the loss of one existing space across the wider site. However, looking at the wider site as a whole Three Rivers House has a floor area of

approximately 3991sqm and has a requirement for 133 spaces. Across the lower deck, upper deck and Rose Garden car park it is understood that there are 136 parking spaces including the 21 mentioned above.

7.6.3 It is important to note that the wider site is provided on a shared basis and, when assessed holistically, the overall level of provision across the site would not result in a net operational shortfall, notwithstanding that users of the application site would not have dedicated access to all spaces. It should be noted that Appendix 5 sets out that the standards may be adjusted according to which zone the proposed development is in, with zones influenced by levels of accessibility. The site is within Parking Zone 2, where 25-50% of indicative demand based on standard may be appropriate, allowing a further reduction from the standard. On this basis, the loss of one space is considered acceptable in the context of the shared parking arrangement and when applying the zonal reduction.

7.6.4 In addition, the car park serves a building in a town centre location with other staff car parking areas located on the lower deck, upper deck and within the Rose Garden car park as indicated above. Outside of office hours, the proposal would result in one fewer publicly accessible car parking space however there are many other public car parking areas in the immediate vicinity of the site. It is noted that the application site is within the principal town centre, with bus and rail links within approximately 350m of the site. On this basis, there are sustainable modes of transport availability in the vicinity to help reduce any existing reliance on private modes of transport. The parking impact is considered acceptable, with no demonstrable harm resulting from the proposal.

## 7.7 Refuse/Recycling

7.7.1 Policy DM10 (Waste Management) of the Development Management Policies LDD (adopted July 2013) advises that the Council will ensure that there is adequate provision for the storage and recycling of waste and that these facilities are fully integrated into design proposals. New developments will only be supported where:

- i) The siting or design of waste/recycling areas would not result in any adverse impact to residential or work place amenity
- ii) Waste/recycling areas can be easily accessed (and moved) by occupiers and by local authority/private waste providers
- iii) There would be no obstruction of pedestrian, cyclists or driver sight lines

7.7.2 The bin store is proposed on an area of existing hardstanding northwest of the building, currently utilised as parking. The siting and design of the bin store is considered to be of a modest scale, with the total height kept to a minimum, thus, it is not considered that the proposed bin store would give rise to an adverse impact to residential or workplace amenity. The bin store is sited adjacent to the highway providing easy access and is not considered to unduly obstruct sight lines for pedestrians, cyclists or drivers based on its proposed position adjacent to the retaining wall. Thus, the proposal is considered to be acceptable in the context of Policy DM10.

## 8 **Recommendation**

8.1 That PLANNING PERMISSION BE GRANTED subject to the following conditions:

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

Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990 and as amended by the Planning and Compulsory Purchase Act 2004.

- C2 The development hereby permitted shall be carried out in accordance with the following approved plans: 071-000-01 A, 071-600-01 B, 071-600-02 B, CC-HH-01 6, CC-HH-02 3, SM-03 2, TRDC01 (Amended Design & Heritage Statement), 3169-57-0G P1, SWDS-303 1

Reason: For the avoidance of doubt, and in the proper interests of planning in accordance with Policies CP1, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011), Policies DM1, DM3, DM6 and DM13 and Appendices 2, 4 and 5 of the Development Management Policies (adopted July 2013) and Policy BW GB1 and BW DE1 of the Batchworth Neighbourhood Plan 2023-2038 (Referendum Version, November 2025).

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

Reason: To prevent the building being constructed in inappropriate materials 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).

## 8.2 Informatives

- I1 With regard to implementing this permission, the applicant is advised as follows:

All relevant planning conditions must be discharged prior to the commencement of work. Requests to discharge conditions must be made by formal application. Fees are £145 per request (or £43 where the related permission is for extending or altering a dwellinghouse or other development in the curtilage of a dwellinghouse). Please note that requests made without the appropriate fee will be returned unanswered.

There may be a requirement for the approved development to comply with the Building Regulations. Please contact Hertfordshire Building Control (HBC) on 01438 879990 or at [buildingcontrol@hertfordshirebc.co.uk](mailto:buildingcontrol@hertfordshirebc.co.uk) who will be happy to advise you on building control matters and will protect your interests throughout your build project by leading the compliance process. Further information is available at [www.hertfordshirebc.co.uk](http://www.hertfordshirebc.co.uk).

Community Infrastructure Levy (CIL) - Your development may be liable for CIL payments and you are advised to contact the CIL Officer for clarification with regard to this ([cil@threerivers.gov.uk](mailto:cil@threerivers.gov.uk)). If your development is CIL liable, even if you have been granted exemption from the levy, please be advised that before commencement of any works it is a requirement under Regulation 67 of The Community Infrastructure Levy Regulations 2010 (As Amended) that CIL form 6 (Commencement Notice) must be completed, returned and acknowledged by Three Rivers District Council before building works start. Failure to do so will mean you lose the right to payment by instalments (where applicable), and a surcharge will be imposed. However, please note that a Commencement Notice is not required for residential extensions IF relief has been granted.

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

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

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

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

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

Where possible, energy saving and water harvesting measures should be incorporated. Any external changes to the building which may be subsequently required should be discussed with the Council's Development Management Section prior to the commencement of work. Further information on how to incorporate changes to reduce your energy and water use is available at: <https://www.threerivers.gov.uk/services/environment-climate-emergency/home-energy-efficiency-sustainable-living#Greening%20your%20home>

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

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

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

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

- Development below the de minimis threshold, meaning development which:
- a) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
  - b) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

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

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

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

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

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

- 16 The applicant is reminded that any proposed signage may require separate Advertisement Consent from the Local Planning Authority and should not be displayed without the necessary consent being obtained.