

PLANNING COMMITTEE – 10 September 2026

26/1064/FUL - Installation of one self-service laundry kiosk to Tesco Superstore curtilage at Tesco Superstore, Frogmoor Wharf Harefield Road Rickmansworth WD3 1LX

26/1065/ADV - Advertisement Consent: Installation of internally illuminated fascia sign - at Tesco Superstore, Frogmoor Wharf Harefield Road Rickmansworth WD3 1LX

Parish: Batchworth Community Council
Expiry of Statutory Period: 28.08.2026
Extension of Time Agreed: 25.09.2026

Ward: Moor Park And Eastbury
Case Officer: Danielle Kavanagh

Development Type: Minor development & Advertisement Consent

Recommendation: That Planning Permission be GRANTED subject to conditions.
That Advertisement Consent be GRANTED subject to conditions

Reason for consideration by the Committee: Both applications were called in by Batchworth Community Council for the reasons set out at Para 4.3 below.

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

[26/1064/FUL Tesco Superstore Frogmoor Wharf Harefield Road Rickmansworth WD3 1LX](#)

[26/1065/ADV Tesco Superstore Frogmoor Wharf Harefield Road Rickmansworth WD3 1LX](#)

1 Relevant Planning History

- 1.1 19/2064/ADV - Installation of LCD media screen within electric charging point and provision of two flag poles. – Permitted -31.12.2019
- 1.2 17/1510/FUL - Replacement of external doors, installation of roller shutter to lobby door, installation of barrier to store car park - Permitted 08.09.2017.
- 1.3 16/2599/ADV - Advertisement Consent: Retention of signage associated with car wash to include four non-illuminated fascia signs and eight non-illuminated screens/free standing signs - Permitted 13.03.2017.
- 1.4 16/2598/RSP - Retrospective: Continued use of nine parking spaces as hand car wash and valeting operation including retention of an office and canopy - Permitted 10.03.2017.
- 1.5 14/1353/ADV - Advertisement Consent: Signage associated with proposed car wash to include four non-illuminated fascia signs and eight non-illuminated screens/free standing signs - Permitted 18.09.2014.
- 1.6 14/1352/FUL - Change of use for nine parking spaces to hand car wash and valeting operation including installation of an office and erection of a canopy. Permitted for a temporary period of 1 year 18.09.2014.
- 1.7 13/1765/ADV - Advertisement Consent: Erection of 8 non-illuminated signs within car park for click and collect facility - Permitted 28.11.2013.
- 1.8 13/0394/FUL - Proposal to include 'Hello Totem', external timber façade welcome wall and replacement timber trolley bays. Permitted 23.04.2013.
- 1.9 12/1221/FUL - Vary Condition 2 of 99/01347/FUL to extend opening hours during the Olympics. Permitted 15.08.2012.

- 1.10 09/0303/FUL - Single storey glazed front extension comprising an entrance lobby with automatic sliding doors and reconfiguration of parent and child spaces - Permitted 30.04.2009
- 1.11 99/01347/FUL - Vary Condition 4 of 8/0556/89 to include trading and deliveries on Sundays and Bank Holidays. Permitted 28.07.1999.
- 1.12 8/0556/89 - Outline application for 3,532sqm gross retail floor space, service yard, parking for 310 cars. Allowed on appeal 13.09.1990. Condition 4 excluded trading and deliveries on Sundays and Bank Holidays.

2 Description of Application Site

- 2.1 The application site consists of a commercial unit and car park. The supermarket is situated on the northern side of Harefield Road, Rickmansworth. The application site is physically bounded by the Grand Union Canal to the north, the rear garden wall of residential properties in Frogmoor Lane to the west, Harefield Road to the south and the Council's refuse depot to the east.
- 2.2 The building itself is substantial in size with a Dutch hip design with a light brown brick exterior and red brick detailing. The entrance faces a westerly direction and contains various arches which provide a walkway for members of the public. The site is served by a two-way vehicular access from Harefield Road which provides ingress towards a service yard to the east and a car park which extends around the building from west to the north.
- 2.3 The car park is separated from the waterway by a kerb, a low wooden barrier and a margin of land planted with low shrubs and a line of trees with their canopies raised. There are views into and out of the car park to the canal and a tow path on the far bank. The car park circulation road is one-way at this point.
- 2.4 There is a crossing by the vehicular access to the application site.

3 Description of Proposed Development

- 3.1 Full planning permission is sought for the installation of one self-service laundry kiosk in the Tesco Superstore curtilage. Additionally, Advertisement Consent is sought for the installation of internally illuminated fascia sign affixed to the kiosk.
- 3.2 The laundry kiosk structure (hereafter referred to as "structure") would be sited to the southern principal elevation of the application building. It is sited approximately 30m to the east of the main entrance to the store and opposite the main vehicular access to the application site. The structure would be set back from the public highway by approximately 35m. The structure would be set back from a pedestrian crossing by approximately 3m and 0.8m to the east.
- 3.3 A bench seat would be removed to accommodate the structure.
- 3.4 The structure would be 3.4m wide and 2.4m deep, set off the wall by 0.1m. The main unit has a height of 2.5m. There would be front-mounted signage, increasing the maximum height of the structure to 2.7m at the front. The structure is metal in construction, and would feature a 20kg and an 8kg capacity washing machine and a 20kg capacity dryer, three laundry machines in total, that would be mounted within the unit and facing forwards. The unit would be finished in dark green vinyl wrap.
- 3.5 Noise levels would peak at 84db at the extraction (spin) phase, which is under 5% of the total wash program; for the remainder of the program, noise levels are expected to be up to 66db. A wash program has a maximum run time of 45 minutes, depending on the temperature of the wash.

- 3.6 The advertisement associated with the structure, which seeks consent, would be mounted to the top of the structure and would protrude 0.2m above the top of the structure, to a maximum height of 2.7 m. The dimensions of the sign would be 3.3m wide, 0.6m high, and 0.06m deep.
- 3.7 The associated signage to the application produces a level of static luminance not greater than 270Cd/m² (candelas per square meter).
- 3.8 The sign would be internally illuminated; it would be finished in dark green with yellow text. The text would read "WASH AND DRY IN LESS THAN 1 HOUR" and "Johnsons SPECIALIST CLEANING" with an image of a washing machine.
- 3.9 During the course of the application, the agent for the application agreed to the operation of the kiosk and associated illumination of the advertisement to be restricted to the store's operating hours instead of 24hr operation as initially proposed.

4 Statutory Consultation

4.1 National Grid: No response

4.2 TRDC Environmental Health: Comments received

The proposed 24-hour laundry is opposite residential properties, but no noise assessment has been provided for the machinery, ventilation, customers, or vehicle movements, particularly during night-time hours.

Plan 3169 notes there will be illuminated signage, but has supplied no details of luminance or details on light spillage.

Perhaps consideration can be made to relocate to a more appropriate space.

4.3 Batchworth Community Council (BCC): [Objection]

BCC Comment regarding 26/1064/FUL

BCC strongly object to this application due to the following:

' There is no evidence of the need of this facility on this site.

' The proposed location is unsightly as this is clearly visible from the houses on the road opposite.

'The impact of the proposed 24/7 opening hours on residents will be detrimental to health and wellbeing.

'The traffic noise and possible congregation of people at unsociable hours will negatively impact on community safety.

BCC would like to call this into committee unless officers are minded to refuse.

BCC Comment regarding 26/1065/ADV

BCC strongly object to this excessively large, illuminated sign in a residential area, which will result in light pollution and have an intrusive effect on residents living opposite.

BCC would like to call this into committee unless officers are minded to refuse.

4.4 Canal And River Trust - [No Objection]

Based on the information available our substantive response (as required by the Town & Country Planning (Development Management Procedure) (England) Order 2015 (as amended)) is that the Trust has no comment to make on the proposal.

4.5 Public/Neighbour Consultation

4.6 Neighbours consulted: 27

4.7 Responses received:

26/1064/FUL 10 responses (10 objections)

26/1065/ADV 0 responses

Summary of comments received:

- 24hr usage conflicts with the supermarket's restricted trading hours, which were established to protect the quiet residential area.
- The washing machines, dryers, fans, and locking mechanisms will generate noise and vibration, yet no acoustic assessment has been submitted to evaluate the overnight impact.
- Commenters anticipate disturbance at unsociable hours from cars and service lorries, including noise from idling engines, reversing alarms, and tail-lifts.
- Residents note that Tesco already frequently disrupts the neighbourhood outside of acceptable hours with refrigeration plant noise and overnight car park works.
- Allowing an unstaffed, 24-hour facility sets a precedent that could allow operators to bypass existing hours restrictions by introducing separate kiosks.
- The kiosk's proposed location near the storefront, benches, and crossing risks narrowing the pavement and obstructing shoppers, wheelchairs, and strollers.
- An unstaffed, outdoor facility could lead to people loitering and causing disturbances in the car park overnight while waiting for laundry cycles.
- The application does not specify who is responsible for maintenance or how residents can report equipment breakdowns, faults, or overnight breaches.
- The physical kiosk and its associated illuminated signage may cause intrusive glare and light spill during sensitive overnight hours.
- Commenters question whether there is a local need for the proposed facility.
- Commenters claimed that some close neighbours did not receive consultation letters informing them of the proposal, leaving them an inadequate time to respond to the consultation.

Officer note: The operating hours of the laundry kiosk and associated illuminated sign have been amended to reflect the store's opening hours.

4.8 Site Notice: Not Required

4.9 Press Notice: Not Required

5 Reason for Delay

5.1 Committee Cycle.

6 Relevant Planning Policy, Guidance and Legislation

6.1 Legislation

6.2 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).

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

6.4 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.

6.5 The Town and Country Planning (Control of Advertisements) Regulations 2007 (as amended).

6.6 The Environment Act 2021.

6.7 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 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 DM6, DM8, DM9, DM13 and Appendix 5.

6.8 Other

In August 2026 the NPPF was updated. Relevant policies include: P3

On 31 July 2026 the Regulation 19 Consultation opened on the Three Rivers District Council Local Plan 2026-2042 (Parts I and II). As such, weight can now be given to policies and sites contained within that Plan. The report has considered the proposal in relation to the following policies listed; however, as the new Local Plan is at consultation stage, they are not detailed in full within the analysis section of the report where the existing policies have been given more weight. Relevant Policies include SP2, BGL1, TC2 and Appendices 1 and 3.

Batchworth Neighbourhood Plan 2023-2038 (Adopted 2025). Relevant policies include BW DE1 and The Batchworth Neighbourhood Design Code is also relevant.

7 Planning Analysis

7.1 Advert Regulations (Relevant only to 26/1065/ADV)

- 7.1.1 Outdoor advertisements are within the scope of the control regime specified by the Secretary of State in the Town and Country Planning (Control of Advertisements) Regulations 2007 (as amended).
- 7.1.2 This regime enables local planning authorities to control advertisements, when it is justified, in the interests of “amenity” and “public safety”.
- 7.1.3 Amenity is not defined in the regulations, although it includes aural and visual amenity and factors relevant to amenity include the general characteristics of the locality and the presence of any feature of historic, architectural, cultural or similar interest.
- 7.1.4 Advertisements are subject to a separate consent regime under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007. In determining an application for advertisement consent, regard must be had to amenity and public safety, including the cumulative effects of advertisements.
- 7.2 Impact on the character and appearance of the host building
- 7.2.1 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 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.
- 7.2.2 Policy DM1 and Appendix 2 of the Development Management Policies Local Development Document (adopted July 2013) set out that development should not lead to a gradual deterioration in the quality of the built environment, have a significant impact on the visual amenities of the area and that extensions should respect the existing character of the dwelling, particularly with regard to the roof form, positioning and style of windows and doors, and materials.
- 7.2.3 Policy BW DE1 of the Batchworth Neighbourhood Plan 2023-2038 (2025) 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. Development should respond positively to guidance and principles established in the Batchworth Neighbourhood Design Code, including but not limited to prevailing building heights, materials, development frontages, plot widths, boundary treatments and street enclosure’.
- 7.2.4 The application site is situated within the ‘Harefield Road’ character area, as set out in the Batchworth Neighbourhood Plan 2023-2038. The application site and its immediate surroundings are described as follows in the Neighbourhood plan: The dwellings in this area are of different architectural styles, housing types and sizes. Access to the waterfront is restricted by a combination of the Tesco Superstore and light industrial units along the riverside. Tesco is a large store that is a traffic generator in the area. No specific guidance is provided within the Neighbourhood Plan regarding advertisements.
- 7.2.5 The structure and sign would be located on existing hardstanding under a covered walkway, directly adjacent to the superstore. This siting under the existing built form of the store is considered to help reduce the prominence of the structure. While it is accepted that the structure and advertisement would be a noticeable feature of the application site, particularly to those entering the site, it is not considered to be unacceptably incongruous or for its installation to result in harm to the character of the host building, or the surrounding streetscene. The installation would reflect the commercial appearance of the existing store. It is noted that the application states that this particular siting was chosen for access to the services required to run the kiosk.

- 7.2.6 The sign would be internally illuminated. The illuminated sign is proposed to have a brightness of 270 cd/m² (candelas per square meter), which is likely to be akin to a standard indoor display or a dim nighttime outdoor sign. It is considered that the sign would not result in an unduly urbanising, prominent or contrived feature within the street scene or significantly detract from the character of the commercial application building or wider area. The illumination would be restricted by condition to align with the hours of operation of the supermarket store which is 0600 to 2300 Monday to Saturday and 1100 to 1700 on Sundays and Bank Holidays.
- 7.2.7 The structure is considered to be adequately set back from the adjacent pedestrian crossing, 0.8m to the east of the crossing and 3m away from it, so that there would be no increased risk to pedestrians using the crossing, or that its presence would hinder accessibility to the store or the crossing.
- 7.2.8 In summary, the proposed development would not be of a size, scale or design that would result in any adverse harm to the character or appearance of the host dwelling or streetscene. The development would be acceptable in accordance with Policies CP1 and CP12 of the Core Strategy (2011), and Policy BW DE1 of the Batchworth Neighbourhood Plan 2023-2038 (adopted 2025).

7.3 Impact on amenity of neighbours

- 7.3.1 Policy CP12 of the Core Strategy states that development should 'protect residential amenities by taking into account the need for adequate levels and disposition of privacy, prospect, amenity and garden space'. Policy DM1 and Appendix 2 of the Development Management Policies document set out that development should not result in loss of light to the windows of neighbouring properties nor allow overlooking and should not be excessively prominent in relation to adjacent properties.
- 7.3.2 Policy P3 of the NPPF 2026 sets out that proposals should provide healthy living conditions for occupiers and users in terms of adequate access to light and avoiding exposure to levels of air, noise, artificial light or other sources of pollution which could have an unacceptable adverse effect on health and the quality of life. Where necessary, suitable mitigation measures should be incorporated to secure acceptable living conditions
- 7.3.3 Policy DM9 sets out the Council will refuse planning permission for development, including changes of use, which would or could give rise to polluting emissions to land, air and/or water by reason of disturbance, noise, light, smell, fumes, vibration, liquids, solids or other (including smoke, soot, ash, dust and grit) unless appropriate mitigation measures can be put in place and be permanently maintained. Regarding noise pollution, it states:

Planning permission will not be granted for development which:

- i. Has an unacceptable adverse impact on the indoor and outdoor acoustic environment of existing or planned development*
- ii. Has an unacceptable adverse impact on the countryside areas of tranquillity which are important for wildlife and countryside recreation; or*
- iii. Would be subject to unacceptable noise levels or disturbance from existing noise sources whether irregular or not.*

- 7.3.4 Views of the structure would likely be possible from a number of dwellings on the southern side of Harefield Road, situated opposite the main vehicular entrance of the application site. The closest residential neighbours to the site of the proposed structure are located at this part of Harefield Road. They are situated approximately 55m away from the proposed structure. Given the scale of the structure and its setback within the site, it is not considered that its introduction would result in any loss of light or be overbearing as experienced by any residential neighbours.

- 7.3.5 The proposed internally illuminated sign is proposed to have a brightness of 270 cd/m² (candelas per square meter), which is likely to be akin to a standard indoor display or a dim nighttime outdoor sign. Considering the distance between the proposed advert and the closest neighbours, 55m separated by the car park and Harefield Road, it is not considered that the illuminated advert would result in an unacceptable level of harm to the amenity of the residential neighbours. The lighting would also be restricted by condition to coincide with the times that the lights in the car park are conditioned to operate providing further mitigation against impact on surrounding neighbouring amenity.
- 7.3.6 Noise would peak at approximately 84 dB during the extraction (spin) phase, which accounts for less than 5% of a wash cycle. For the maximum 45-minute programme, this equates to approximately 2.25 minutes of peak noise. For the remainder of the cycle, noise levels would be up to approximately 66 dB. It is acknowledged that the kiosk may increase the likelihood of noise being audible to nearby residential properties and that the Environmental Health Officer highlighted that a noise assessment has not been submitted. However, the peak noise would be brief and intermittent, rather than continuous. Furthermore, the kiosk would also operate only during store opening hours, preventing noise-generating activity at night or during other closed periods. The machines would be operated on a timer system that would ensure the last wash of the day finishes before the store's closing i.e. If closing time is 11pm, the machines cannot operate after 10.15pm, meaning the 45-minute cycle would finish at 11pm. This would be set in line with the stores' opening hours through the week, including shorter trading hours on Sunday. Given the short duration of peak noise, limited operating hours, substantially lower noise levels for the remainder of each cycle, and the site's established commercial nature, the proposal is not considered likely to result in an unacceptable or sustained noise impact on neighbouring residential amenity.
- 7.3.7 Objections to the proposals 24-hour operation were noted. During the course of the application, the applicant reduced the operating hours of the structure to coincide with the opening hours of the store, which occupies the application site. This would be secured by condition if planning permission were to be granted.
- 7.3.8 The proposed development would therefore be acceptable in this regard in accordance with Policies CP1 and CP12 of the Core Strategy and Policy DM9 of the Development Management Policies LDD.
- 7.4 Highways, safety & Parking
- 7.4.1 Policy DM13 of the Development Management Policies LDD requires development to make provision for parking in accordance with the parking standards set out at Appendix 5 of the Development Management Policies LDD.
- 7.4.2 The proposed advertisement would be located on the structure sited on the existing footpath within the store's car park and would be illuminated at a low level. Given its location away from the public highway, it is considered that the illumination would not result in glare or distraction for vehicular users of Harefield Road and would not adversely affect highway safety.
- 7.4.3 The proposed development and advertisement would be sited on private land and would not obstruct the highway or result in the loss of existing parking provision serving the supermarket. It is considered that there is sufficient parking within the existing car park to serve any additional visits to the area generated by the presence of the laundry kiosk. The development is therefore considered to be in accordance with Policy DM13 of the Development Management Policies LDD (adopted July 2013).
- 7.5 Trees & Landscape

7.5.1 Policy DM6 of the Development Management Policies LDD sets out that development proposals should seek to retain trees and other landscape and nature conservation features, and that proposals should demonstrate that trees will be safeguarded and managed during and after development in accordance with the relevant British Standards. The proposed development would not involve the removal of any trees or lie in close proximity to trees.

7.5.2 The proposed development would not require the removal of any trees nor is considered to result in any harm to others.

7.6 Biodiversity

7.6.1 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.

7.6.2 Biodiversity protection and protected species are a material planning consideration during the application process of this application. This is in accordance with Policy CP9 of the Core strategy in addition to Policy DM6 of the Development Management Policies Local Development Document. Local Authorities, in line with National Planning Policy, are required to ensure that a protected species survey is completed for applications whereby biodiversity may be affected prior to the determination of the application.

7.6.3 A biodiversity checklist was submitted with the application this stated that no protected species or biodiversity factors will be affected as a result of the application. The Local Planning Authority is not aware of any protected species within the immediate area that would require further assessment. Owing to the nature of the development with works to the roof a precautionary informative will be added.

7.7 Mandatory Biodiversity Net Gain

7.7.1 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.

7.7.2 In this case, 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 falls under the de minimis exemption.

7.8 Flood Risk

7.8.1 Policy CP1 of the Core Strategy (adopted October 2011) recognises that taking into account the need to (b) avoid development in areas at risk of flooding will contribute towards the sustainability of the district. Policy CP12 of the Core Strategy (adopted October 2011) also acknowledges that the Council will expect development proposals to build resilience into a sites design considering climate change, for example through flood resistant design.

7.8.2 Policy DM8 of the Development Management Policies Local Development Document sets out that a Flood Risk Assessment (FRA) will be required for development proposals of 1ha or more in Flood Risk 1 and for proposals for all new development in Flood Zones 2 and 3; or in an area in Flood Zone 1 where proposed development or change of use to a more vulnerable class may be subject to other sources of flooding as identified in the SFRA. Land in Flood Zone 1 surrounded by areas of Zone 2 or 3 will be treated as if in the higher risk Zone and an FRA will be required to demonstrate that access and egress would be

satisfactory, and that the development would not be unacceptably vulnerable during a flood period.

- 7.8.3 The proposed siting of the structure is within Flood Zone 1; however, it is acknowledged that the application site is close to a water course and the surrounding area is within Flood Zones 2 and 3. Notwithstanding this, given the size and scale of the proposed development it would not impact on access and egress within the site and thus it is not considered the proposed development would give rise to any additional flood risk in the surrounding area such to justify refusal of planning permission.

8 Recommendation

- 8.1 That PLANNING APPLICATION 26/1064/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: LAUNDRETTE_JDC_REV1, 3099PG##_LOCATION, 3099PG1B, R2

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 DM6, DM8 and DM13 and Appendices 2 and 5 of the Development Management Policies (adopted July 2013) and Policies BW GB1, BW CC1, BW CC4 and BW DE1 of the Batchworth Neighbourhood Plan 2023-2038 (Submission Version).

Reason: To preserve the residential amenity of the neighbouring dwellings and meet the requirements of Policies CP1 and CP12 of the Core Strategy (adopted October 2011), Policy DM3 of the Development Management Policies LDD (adopted July 2013).

- C3 The kiosk hereby permitted shall only be operated between 06:00 and 23:00 Mondays to Saturdays and between 11:00 and 17:00 on Sundays and Bank Holidays. Any associated signage shall only be illuminated during these hours and shall be switched off at all other times.

Reason: To safeguard the residential amenity of the neighbouring dwellings and meet the requirements of Policies CP1 and CP12 of the Core Strategy (adopted October 2011).

10.2 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 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@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 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>.

10.3 That **ADVERTISEMENT CONSENT 26/1065/FUL BE GRANTED** for that has been applied for and subject to the following standard condition:

C1 1] The period of the validity of this permission is for five years commencing from the date of the decision notice.

2] No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

3] No advertisement shall be sited or displayed so as to; (a) Endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military); (b) Obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or (c) Hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

4] Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

5] Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

6] Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity

Reason: To comply with the Town and Country Planning (Control of Advertisements) Regulations 2007 (as amended) and in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011).

C2 The advertisement hereby permitted shall be carried out and maintained with the following approved plans: LAUNDRETTE_JDC_REV1, R2, 3099PG##_LOCATION, 3099PG1B.

Reason: For the avoidance of doubt, in the proper interests of planning in accordance with the requirements of the Town and Country Planning (Control of Advertisement) Regulations 2007 (as amended), Policies CP1 and CP12 of the Core Strategy (adopted October 2011), Policies DM9 of the Development Management Policies LDD (adopted July 2013) and Policies BW GB1, BW CO2, BW CO4 and BW DE1 of the Batchworth Neighbourhood Plan (2025) and the NPPF (2026).

10.4 Informatives

I1 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.