

PLANNING COMMITTEE – 14 December 2023

23/1662/FUL – Construction of single-storey side infill extension and single-storey rear extension at MANOR HOUSE COTTAGE, RICKMANSWORTH ROAD, CHORLEYWOOD, RICKMANSWORTH, HERTFORDSHIRE, WD3 5SQ

Parish: Chorleywood Parish Council
Expiry of Statutory Period: 29.11.2023
(Extension of time agreed until 21.12.2023)

Ward: Chorleywood North & Sarratt
Case Officer: Tom Norris

Recommendation: That Planning Permission be granted.

Reason for consideration by the Committee: Called in by three members of the planning committee regardless of Officer recommendation to discuss the impact on the Conservation Area

To view all documents forming part of this application please go to the following website:
<https://www3.threerivers.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=S1VZG7QFH8S00>

1 Relevant Planning History

1.1 23/0951/FUL - Construction of single storey side and rear extensions; loft conversion including roof extensions with front and rear dormer windows and side rooflight; and alterations to fenestration - 29.08.2023 – **Refused**

R1 The proposed extensions would result in disproportionate additions over and above the size of the original building and would increase the perceptible scale and prominence of the building. The proposal therefore would represent an inappropriate form of development and would result in actual harm to the openness of the Green Belt. It is considered that very special circumstances do not exist to outweigh the harm of the development to the Green Belt by virtue of its inappropriateness and actual harm. As such the proposal is contrary to Policy CP11 of the Core Strategy (adopted October 2011), Policy DM2 of the Development Management Policies LDD (adopted July 2013) and the NPPF (2021).

R2 The proposed extensions, by virtue of their scale, including significant increase in ridge width and roof mass and dormer windows, would be unsympathetic to the host dwelling, thereby eroding its existing contribution to the Chorleywood Common Conservation Area. As a result, the proposed development would fail to preserve or enhance the character and appearance of the Chorleywood Common Conservation Area. The proposed development would cause less than substantial harm under paragraph 202 of the NPPF and the identified harm is not outweighed by any public benefits. The development is therefore contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011), Policies DM1, DM3 and Appendix 2 of the Development Management Policies LDD (adopted July 2013), the Chorleywood Common Conservation Area Appraisal (2010), Policies 1 and 2 of the Chorleywood Neighbourhood Plan (2020) and NPPF (2021).

1.2 99/02318/FUL - Rebuild of existing wall and creation of new crossover - 19.06.2002 – Permitted.

1.3 99/02041/FUL - Single storey side and rear extension and new roof to create loft conversion with dormer windows to front and rear - 24.11.1999 – Permitted (Not Implemented)

1.4 8/1164/89 - Change of use from residential to tea rooms - 26.04.1990.

1.5 8/45/87 - Garage, kitchen, dining room - 07.08.1987 – Permitted (Not Implemented)

2 Description of Application Site

- 2.1 The application site contains a detached bungalow, located on Rickmansworth Road, Chorleywood.
- 2.2 The application dwelling is a bungalow which has a red brick exterior and a hipped roof form with a clay tile finish and grey framed leaded windows. The dwelling has a strong historic character including its external materials, brick detailing and two large chimney stacks.
- 2.3 The dwelling appears to have been extended to either the side at single-storey level and to the rear. These extensions contain flat roof forms that align with the eaves of the host dwelling. It is noted that there is no planning history for the existing extensions to the dwelling.
- 2.4 Forward of the dwelling is a gravel driveway, large enough to accommodate three car parking spaces. To the rear of the dwelling is an amenity garden which measures some 200sqm in area.
- 2.5 The application site is located within the Chorleywood Common Conservation Area. The application site is also within the Metropolitan Green Belt.

3 Description of Proposed Development

- 3.1 Planning permission is sought for the construction of a single-storey side infill extension and single-storey rear extension.
- 3.2 It is proposed that a side infill extension is built to the front of the dwelling. This would have a width of 2.8m, a depth of 2.8m and would have a flat roof with an overall height of 3.0m. A window would be inserted within the front elevation to match the existing windows to the dwelling.
- 3.3 It is proposed that a single-storey extension is built to the rear of the property. This would have a depth of 2.8m from the existing rear wall and would have a width of 6.9m. The extension would have a flat roof with an overall height of 3.0m. As part of the works to the rear extension, the roof height to the existing extensions would be increased to a consistent 3.0m height to match that of the rear extension.
- 3.4 The proposed extensions would be finished in materials to match the host dwelling.
- 3.5 Amended plans were received during the application. Design amendments were made to the proposed front infill extension to set it back from the principal front elevation of the dwelling by 0.3m. The window lintel detailing was also added to the front elevation.
- 3.6 This application follows application 23/0951/FUL which was for the construction of single-storey side and rear extensions; loft conversion including roof extensions with front and rear dormer windows and side rooflight; and alterations to fenestration. The difference between this application and the previous application is that this application does not propose any roof extension.

4 Consultation

4.1 Statutory Consultation

4.1.1 Chorleywood Parish Council:

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

Concerns regarding proposed roof and that it was not as characterful as the current roof and could affect the setting of a listed building, namely Christ Church

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

4.1.2 Conservation Officer: This consultee made the following verbal comments.

- *No in principle objection to proposed infill extension or rear extension.*
- *There would be a preference to set the front infill extension back from the front elevation.*
- *The proposed parapet roof is an acceptable design which does not interrupt the character and form of the main roof.*
- *There is also a preference to set the proposed roof lantern in to reduce visibility from the front.*
- *There are not concerns regarding the impact of the proposal on the Grade II Listed Building opposite the site (Christ Church)*

4.1.3 National Grid: [No response received]

4.2 Public/Neighbour Consultation

4.2.1 Neighbours consulted: 5

4.2.2 Responses received: 0

4.2.3 Site notice posted 13.10.2023, expired 03.11.2023.

4.2.4 Press notice published 20.10.2023, expired 10.11.2023.

5 Reason for Delay

5.1 Committee cycle.

6 Relevant Planning Policy, Guidance and Legislation

6.1 Legislation

6.1.1 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).

6.1.2 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.

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

6.1.4 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.

6.2 Policy & Guidance

National Planning Policy Framework and National Planning Practice Guidance

6.2.1 In September 2023 the revised NPPF was published, to be read alongside the online National Planning Practice Guidance. The 2023 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”.

- 6.2.2 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

- 6.2.3 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.
- 6.2.4 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, CP11 and CP12.
- 6.2.5 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, DM13 and Appendices 2 and 5.
- 6.2.6 Chorleywood Neighbourhood Development Plan (Referendum Version, August 2020). Relevant policies include Policy 1 and Policy 2.

6.3 Other

- 6.3.1 Chorleywood Common Conservation Area Appraisal (2010).
- 6.3.2 The Community Infrastructure Levy (CIL) Charging Schedule (adopted February 2015).

7 Planning Analysis

7.1 Impact upon the Metropolitan Green Belt

- 7.1.1 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.
- 7.1.2 The NPPF identifies the five purposes of including land in Green Belts as:
- to check the unrestricted sprawl of large built-up areas;
 - to prevent neighbouring towns from merging into one another;
 - to assist in safeguarding the countryside from encroachment;
 - to preserve the setting and special character of historic towns; and
 - to assist in urban regeneration, by encouraging the recycling of derelict and other urban land
- 7.1.3 Paragraph 147 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- 7.1.4 Paragraph 148 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. '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.

- 7.1.5 Paragraph 149 of the NPPF states that Local Planning Authorities should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:
- 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) 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, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.
- 7.1.6 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.
- 7.1.7 Policy DM2 of the Development Management Policies LDD (adopted July 2013) relates to development within the Green Belt and sets out that extensions to buildings in the Green Belt that are disproportionate in size (individually or cumulatively) to the original building will not be permitted. The building's proximity and relationship to other buildings and whether it is already, or would become, prominent in the setting and whether it preserves the openness of the Green Belt will be considered.
- 7.1.8 The 'Extensions to Dwellings in the Green Belt Supplementary Planning Guidance' provides further explanation of the interpretation of the Green Belt policies of the Three Rivers Local Plan 1996-2011. These policies have now been superseded by Policy DM2 of the Development Management Policies LDD. Nevertheless, the SPG provides useful guidance and paragraph 4.5 of the Development Management Policies LDD advises that the guidance will be considered for householder developments in the Green Belt until it is incorporated into the forthcoming Design Supplementary Planning Document.
- 7.1.9 As a guide, the SPG advises that extensions resulting in a cumulative increase in floor space of more than 40% compared with the original dwelling may be disproportionate. The SPG further advises that increases in ridge height and apparent bulk of a roof will normally be considered to adversely affect the openness of the Green Belt.
- 7.1.10 As set out within the site description section of this report, visually, the dwelling appears to have been extended since its original construction. The original cottage portion of the dwelling remains legible from the extended parts of the dwelling. It is noted that there is no available planning history for these extensions and the judgement that they are extensions is based on their visual distinction from the host dwelling. On the basis that the dwelling has been previously extended, the proposed development when considered cumulatively with the existing extensions would amount to an approximate floorspace increase of 169% over and above the size of the original building. If these extended parts of the dwelling were to

be considered original, the proposed development would amount to an approximate floorspace increase of 59% over and above the size of the original building. These would each significantly exceed the 40% guidance in terms of floorspace generally considered proportionate, as set out in the SPG. It therefore cannot be justified that the proposal is proportionate based on the floorspace calculation.

- 7.1.11 The overall impact to the openness of the Metropolitan Green Belt and actual harm to openness is also a material consideration and any assessment does not rely solely upon mathematical indicators therefore it is appropriate to also make a visual assessment.
- 7.1.12 In respect of the proposed front infill extension, paragraph 11 (d) of the Extensions to Dwellings in the Green Belt SPG states that extensions resulting in a cumulative increase in floorspace of over 40% compared with the original dwelling will normally be unacceptable, with the exception of (iii) 'infill' extensions (e.g. if the existing building is 'L' or 'U' shaped) which do not increase the apparent bulk of the building. It is considered that the front infill extension would meet this exception criteria as it would infill against two existing walls and would not extend any wider or deeper than the existing walls. The low-profile flat roof would not increase the visual prominence or bulk of the building. It is therefore considered to be acceptable on this basis.
- 7.1.13 In respect of the proposed rear extension, taking the Design Criteria at Appendix 2 of the Development Management Policies document as a starting point, which states that 4.0m is the depth generally considered acceptable for single-storey extensions to detached dwelling, the proposed single-storey rear extension, at 2.7m in depth would comply in this regard. It is noted that there are existing extensions at the rear however cumulatively, these would extend to no greater than 4.0m from what is considered to be the original rear wall. It would also not extend for the full width of the dwelling. It is therefore considered to be acceptable on this basis as notwithstanding existing extensions, it would not be a disproportionate addition to the host dwelling. The increase in height to the existing side and rear extensions to a consistent 3.0m height to match the proposed extensions is not considered to result in harm by virtue of increasing the visual prominence or bulk of the dwelling.
- 7.1.14 It is acknowledged that application 23/0951/FUL was refused on Green Belt grounds however the previous proposal involved extensions to the main roof form of the dwelling which were considered to result in disproportionate additions over and above the size of the original building and would increase the perceptible scale and prominence of the building. The extensions proposed under this current application are considered acceptable in this regard for the reasons discussed above and have satisfactorily overcome the reason for refusing the previous application.
- 7.1.15 In summary, it is considered that the proposed development is acceptable in accordance with Policy CP11 of the Core Strategy, Policy DM2 of the Development Management Policies DPD and the NPPF.

7.2 Impact on Character and Appearance

- 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 document set out that extensions should not have a significant impact on the visual amenities of an area. Extensions should not be excessively prominent and should respect the existing character of the dwelling, particularly regarding the roof form, positioning and style of windows and

doors, and materials. The Design Criteria at Appendix 2 states that 4.0m is the depth generally considered acceptable for extensions to detached dwellings.

- 7.2.3 The application site is located within the Chorleywood Common Conservation Area. In relation to development proposals in Conservation Areas Policy DM3 of the Development Management Policies LDD stipulates that development will only be permitted if it preserves or enhances the character of the area. Furthermore, it states that development should not harm important views into, out or within the Conservation Area.
- 7.2.4 The Chorleywood Neighbourhood Plan (2020) is also relevant, specifically Policies 1 and 2. Policy 1 relates to 'Development within Conservation Areas...' and advises that development proposals within Conservation Areas should preserve or enhance the character or appearance of the Conservation Area. Policy 2 of the Chorleywood Neighbourhood Development Plan states that All developments must demonstrate how they are in keeping with, and where possible enhance, the Special Characteristics of Chorleywood and that all development should seek to make a positive contribution to the 'street scene' by way of frontage, building line, scale and design.
- 7.2.5 The Conservation Officer stated that there was no in principle objection to proposed infill extension or rear extension however there would be a preference to set the front infill extension back from the front elevation. Notwithstanding, the proposed parapet roof is an acceptable design which does not interrupt the character and form of the main roof. The Conservation Officer also stated that there is a preference to set the proposed roof lantern in to reduce visibility from the front.
- 7.2.6 Amended plans were received during the application which set the proposed extension back 0.3m from the principal front elevation. While this is relatively minimal, it is considered that this would provide an important visual break within the front elevation between the original dwelling and proposed extension. The original dwelling would remain more legible following the works as a result. It is considered that the proposed flat roof form is acceptable on the basis that it does not interrupt the character and form of the main roof. It is also noted that the proposed flat roof to the extension replicates that of the existing extension to the right hand side of the dwelling.
- 7.2.7 The single-storey extension to the rear is proportionate in scale and design to the host dwelling and would not harm its character. The Conservations Officers comments regarding the rear roof lantern are noted, however given its position at the rear of the site and limited height, it is not considered that it would be harmfully visible from the frontage or more publicly available vantage points.
- 7.2.8 It is acknowledged that application 23/0951/FUL was refused on character grounds however the previous proposal involved extensions to the main roof form of the dwelling which were unsympathetic to the host dwelling, thereby eroding its contribution to the Conservation Area thus failing to preserve or enhance the character and appearance of the Conservation Area. The extensions proposed under this current application are considered acceptable in this regard for the reasons discussed above and have satisfactorily overcome the reason for refusing the previous application.
- 7.2.9 The proposed development is therefore acceptable in accordance with of Policies CP1 and CP12 of Core Strategy (adopted October 2011), Policy DM1, DM3 and Appendix 2 of the DMP LDD (adopted July 2013) and the Chorleywood Common Conservation Area Appraisal (2010).
- 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. The Design Criteria at Appendix 2 states that 4.0m is the depth generally considered acceptable for extensions to detached dwellings.

7.3.2 Given the location of the application dwelling and proposed extensions relative to other adjoining properties, including The Gate public house to the south-east, and a group of properties which are some 50m to the west, it is not considered that any impact upon the residential amenity of any dwelling would arise in terms of it causing overlooking, a loss of light or overbearing impact.

7.3.3 In summary, the proposed development would not result in an adverse impact on the residential amenity of any neighbouring dwelling and the development would therefore be acceptable in accordance with Policies CP1 and CP12 of the Core Strategy and Policy DM1 and Appendix 2 of the Development Management Policies LDD.

7.4 Highways & Parking

7.4.1 Core Strategy Policy CP10 requires development to provide a safe and adequate means of access and to make adequate provision for all users, including car parking. Policy DM13 and Appendix 5 of the Development Management Policies document set out parking standards.

7.4.2 The application dwelling would retain a driveway large enough to accommodate three parking spaces and would therefore be compliant with Policy CP10 of the Core Strategy (adopted October 2011) and Policy DM13 and Appendix 5 of the Development Management Policies document (adopted July 2013).

7.5 Rear Garden Amenity Space

7.5.1 Policy CP12 of the Core Strategy states that development should consider the need for adequate levels and disposition of privacy, prospect, amenity and garden space. The policy requirement for a three-bedroom dwelling is 84sqm.

7.5.2 The dwelling would retain a garden of approximately 200sqm in area which is policy compliant and therefore considered to be acceptable.

7.6 Trees & Landscape

7.6.1 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.

7.6.2 There are no trees proposed to be removed or any TPO trees which would be impacted by the proposal.

7.7 Biodiversity

7.7.1 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.

7.7.2 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. A Biodiversity Checklist was submitted with the application and states that no protected species or biodiversity interests will be affected because of the application.

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: 101, 102 (Amended 22.11.2023), 201, 202, 203

Reason: For the avoidance of doubt and in the proper interests of planning and in the interests of the character and appearance of the Conservation Area, openness of the Green Belt and the residential amenity of neighbouring occupiers in accordance with Policies CP1, CP9, CP10, CP11 and CP12 of the Core Strategy (adopted October 2011), Policies DM1, DM2, DM3, DM6, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013), Policies 1 and 2 of the Chorleywood Neighbourhood Plan (Referendum Version August 2020), and the Chorleywood Common Conservation Area Appraisal (2010).

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

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 £116 per request (or £34 where the related permission is for extending or altering a dwellinghouse or other development in the curtilage of a dwellinghouse). Please note that requests made without the appropriate fee will be returned unanswered.

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

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

- (a) Making a Non-Material Amendment
- (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 development maintains/improves the economic, social and environmental conditions of the district.