

PLANNING COMMITTEE - Thursday 15th August 2024

24/0814/FUL - Erection of single storey front and side extension at Sarratt Village Hall, The Green, Sarratt, Hertfordshire

Parish: Sarratt Parish Council
Expiry of Statutory Period: 23.08.2024 (Agreed Extension)

Ward: Chorleywood North and Sarratt
Case Officer: Lilly Varnham

Recommendation: That PLANNING PERMISSION BE GRANTED subject to the conditions set out below.

Reason for consideration by the Committee: Called in by three members of the Planning Committee to 'discuss the impact on the Green Belt'.

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

[24/0814/FUL | Erection of single storey front and side extension | Sarratt Village Hall The Green Sarratt Hertfordshire \(threerivers.gov.uk\)](https://www.threerivers.gov.uk/24/0814/FUL)

1 Relevant Planning History

- 1.1 W/1375/70 – Extension at rear – Permitted.
- 1.2 8/482/82 – Bedroom, bathroom – Permitted.
- 1.3 8/876/88 – Toilet, utility room, bathroom – Permitted.
- 1.4 8/574/91 – Demolition of rear of building, re-build and extend – Permitted.
- 1.5 95/0113 – Single storey rear extension – Refused.
- 1.6 95/0324 – Single storey rear extension – Permitted.
- 1.7 97/0296 – Rebuilding of village hall – Refused.
- 1.8 97/0297 – Demolition of part of the village hall – Permitted.
- 1.9 98/0097 – Redevelop rear part of existing hall and add side and rear extensions plus access to first floor areas – Permitted.
- 1.10 99/01739/FUL – Amendments to previously approved planning permission 98/0097 – Permitted.
- 1.11 07/1190/FUL – Single storey rear extension – Permitted.
- 1.12 12/0907/FUL – Amendments to elevations to the front section of the Hall of approved scheme 99/01739/FUL (redevelopment of rear part of existing hall and addition of side and rear extensions plus access to first floor areas) – Permitted.
- 1.13 14/1345/NMA – Non-Material Amendment to Planning Permission 12/0907/FUL: Reduction in the number of rooflights within the northwest elevation – Permitted.
- 1.14 22/1763/FUL – Erection of single storey front to side extension including front porch – Withdrawn.

2 Description of Application Site

- 2.1 The application site contains a community village hall sited on Sarratt Green. The building is a gabled, chalet style building with first floor useable space, served by rooflights within the roof space.
- 2.2 A gabled end fronts onto The Green, with gravel hard standing to the north of the building serving the car park. The primary access to the hall and associated facilities is within the gabled front elevation. Parish Council offices are housed toward the rear of the building with their entrance to the side of the building adjacent to the carpark. Ground floor windows of varying sizes run along the front and side elevations of the building.
- 2.3 The application site falls within The Sarratt (The Green) Conservation Area and the Metropolitan Green Belt. The Village Hall appears on the Sarratt Local List, the key points of interest are as follows: *'an example of low-key modern development that blends into the character of the area-sustainable development'*.
- 2.4 To the southeast of the building there is The Old School and The Old School House, residential dwellings formed from the conversion of the Old School House. The dwellings to the southeast are finished in flint and yellow stock brick.
- 2.5 To the north of the building there is No's 1-4 Dell Cottages, a row of residential dwellings. To the southwest there is No. 1-4 Clutterbucks, a row of relatively modern terrace houses finished in red brick.

3 Description of Proposed Development

- 3.1 This application seeks full planning permission for the erection of single storey front and side extension.
- 3.2 The proposed single storey front extension would project from the main front elevation of the building visible from The Green. The proposed front extension would have a maximum depth of 2.7m and a width of 10m. The extension would not project beyond either flank and for the main part would have a depth of 2m, however the central porch element would project 0.7m beyond this. The extension would be set down from the main gable and would have a part pitched, part flat roof form, with a total height of approximately 4.6m sloping to an approximate eaves height of 2.8m. The porch canopy would have a gabled roof which would project beyond the pitch by approximately 2m and sit at a total height of approximately 4.2m. This would serve as a new main entrance to the village hall.
- 3.3 Two rooflights are proposed within the pitched roof of the front extension facing The Green. A new main entrance door is proposed within the porch and glazing is proposed within the front gable. The extension would be finished in brickwork to match the existing in both colour and bond. The roof tiles and copings are proposed to match the existing.
- 3.4 The proposed single storey side extension would infill an area to the side of the building under an existing roof canopy. The extension would not project beyond the existing side or rear building line and would have a total depth of approximately 1.6m and a width of approximately 3.3m. A small section of the existing roof would be extended over the new built form to align with the gutter line. The additional roof would match the existing in all respects including slope. The extended area would have a total height of approximately 3m and an eaves height to match that of the existing. No fenestration is proposed within the extended area.

4 Consultation

4.1 Statutory Consultation

- 4.1.1 Sarratt Parish Council – We support these modest additions which will aid health and safety requirements as well as help reduce energy usage through improved front entrance access arrangements. We recognise that this application represents expansion of a building in a

Greenbelt location, however we believe that the benefits to the community and the operation of a community asset provide very special circumstances to allow this very small expansion.

4.1.2 Conservation Officer – [Concerns]

This application is for the erection of single storey front and side extension.

The property is located in the Sarratt (The Green) Conservation Area.

The proposed infill single storey side extension would not raise an objection.

The scale and form of the proposed front extension would be acceptable. However, there are concerns regarding the proposed rooflights and apex glazing.

Rooflights would be an incongruous addition to the front elevation and would be widely visible from the streetscene. If it is required to light the cloak room and toilets, traditionally proportioned windows to the front or side elevation would be more appropriate.

The proposed apex glazing would appear overly modern and would not preserve the traditional character and appearance of the Conservation Area.

The proposals would fail to preserve or enhance the character and appearance of the Conservation Area, and Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 should be considered. With regards to the National Planning Policy Framework the level of harm is considered to be 'less than substantial' as per paragraph 208.

Were the local planning authority to grant planning permission, I recommend that the following conditions are attached: - Samples of new brick and roof tiles - Section and elevations drawings of the new windows, rooflights and doors.

4.1.3 Herts Archaeology – [No comment]

In this instance, I consider that this development is unlikely to have a significant impact on heritage assets of archaeological interest and I have no comment to make upon the proposal.

4.2 **Public/Neighbour Consultation**

4.2.1 Number consulted: 9 No of responses received: 0

4.2.2 Site Notice Posted: 19/06/2024, Expired: 10/07/2024.

4.2.3 Press Notice Published: 21/06/2024, Expired: 12/07/2024.

4.2.4 Summary of Responses: [No responses received]

5 **Reason for Delay**

5.1 No delay.

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.

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 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”.

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, CP11 and CP12.

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

The Green, Sarratt Conservation Area Appraisal 1994.

Other

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

7 Planning Analysis

7.1 Impact on 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 154 of the NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this area:
- 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 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 existing
- 7.1.4 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.
- 7.1.5 Policy DM2 of the Development Management Policies LDD (adopted July 2013) relates to development within the Green Belt and sets out that within the Green Belt, except in very special circumstances, approval will not be given for new buildings other than those specified in national policy and other relevant guidance.
- 7.1.6 It is not considered that the proposed development meets exceptions (a), (b), (d), (e), (f) or (g) set out in Paragraph 154 of the NPPF. With regard to exception (c), having reviewed the buildings history it would appear that there are a number of existing additions to the building, see Figure 1 below. From reviewing the planning history, it appears that the red line indicates the original footprint (deduced from the plans of the earliest planning application

linked to the site; W/1375/70). The yellow line indicates the footprint of the extensions that have been added to the building at ground floor level. Additionally, the below table sets out the floor space, depth and width of the building in terms of its original, current and proposed footprint taken from the location and proposed site plan.

- 7.1.7 The existing footprint is currently 106% greater than the original, with the proposed footprint (following the extensions) being approximately 113% greater than the original. Additionally, it is clear that the building has also already been significantly enlarged in terms of its depth and width compared to the original. In light of the existing situation and when viewed cumulatively with earlier additions, the extension of the building would result in disproportionate additions over and above the size of the original building. The proposal would therefore not meet the exception at 154 (c) of the NPPF and would therefore be considered inappropriate development by definition.

Figure 1. Ground Floor Plan of Sarratt Village Hall showing previous extensions



	Ground Level Footprint (sqm)	Maximum depth (m)	Maximum width (m)	Percentage Increase %
Original (red line on Figure 1)	217	28.6	9.5	0%

Existing (yellow line on Figure 1)	448	41.7	15	106%
Proposed Extensions	462	42.7	15	113%

- 7.1.8 It is also important to assess whether the proposed development would result in actual harm to the openness of the Green Belt. The proposal would result in the spread of urbanising development towards the access road. It is however noted that the extensions would be set on an area of existing hardstanding which has already resulted in urbanising development within the Green Belt beyond the confines of the existing building. The proposed front extension is single storey in nature, set down from the ridge and remains subservient to the building. Whilst this would add additional built form to the building, the extension would not project beyond the existing flanks and on balance is not considered to increase the visual prominence of the building to an unacceptable degree. It is also not considered to conflict with the five purposes of the Green Belt and would not on balance result in harm to openness.
- 7.1.9 The single storey side element is limited in scale, would not project beyond the existing footprint of the building and is considered to infill beneath the existing roof overhang. As such it is not considered to negatively impact the openness of the Green Belt and would also not conflict with the purposes of including land within it.
- 7.1.10 In summary, the proposed extensions are considered disproportionate to the original building and therefore are inappropriate by definition, however, given the infill nature of the side extension and small scale of the front extension within the flanks of the existing building the extensions are not considered to result in harm to openness or conflict with the purposes of including land within the Green Belt. However, as it is inappropriate by definition the proposed development would fail to comply with Policy CP11 of the Core Strategy (October 2011), Policy DM2 of the Development Management Policies Document (October 2013) and the NPPF (December 2023).
- 7.1.11 The NPPF makes it clear that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 153 of the NPPF sets out 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 its inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations. Very special circumstances will be discussed in a later section of this report.

7.2 Character, Street Scene and Heritage

- 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. 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'.
- 7.2.2 The site is a Locally Important Building and is also located within Sarratt, The Green Conservation Area. Core Strategy Policy CP12 states that development should conserve or enhance the character and quality of an area. Policy DM3 stipulates that within Conservation Areas, development will only be permitted if the proposal is of a scale and design that preserves or enhances the character and appearance of the area. With regards to Locally Listed Buildings, Policy DM3 sets out that "the Council encourages the retention of Locally Important Buildings. Where planning permission is required for the alteration or

extension of a Locally Important Building, permission will only be granted where historic or architectural features are retained or enhanced.”

- 7.2.3 The Conservation Area was one of the first designated within the District and covers the linear village running alongside a medieval green. The area is characterised by domestic vernacular architecture dating from between the 16th and 19th centuries, with some later development, which is focussed around the green. The village feel and low-key vernacular architecture are fundamental to the areas character, as is the predominance of brick, flint and timber framing in the buildings and the presence of front boundary treatments.
- 7.2.4 The proposed single storey side extension is set back from The Green and would not project beyond the existing footprint of the building. This addition is considered to infill beneath the existing roof overhang and would remain subordinate to the host building. Thus, it is not considered that this would appear incongruous or prominent within the context of the existing building, streetscene or wider Conservation Area setting. The Conservation Officer raised no objection to the single storey side extension.
- 7.2.5 The proposed front extension would be readily visible from the streetscene and Conservation Area given its position adjacent to The Green. The Conservation Officer advised that the scale and form of the proposed front extension would be acceptable, however raised concerns regarding the proposed rooflights and apex glazing. The Conservation Officer commented that in their opinion the rooflights would appear incongruous within the streetscene and if light is required to the internal rooms more traditional proportioned windows to the front or side would be considered more appropriate. In addition, they felt that the apex glazing would appear overly modern and is not considered to preserve the traditional character and appearance of the Conservation Area.
- 7.2.6 The Conservation Officer sets out that *‘the proposals would fail to preserve or enhance the character and appearance of the Conservation Area, and Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.’* With regards to the NPPF the Conservation Officer has identified the level of harm arising from the above as ‘less than substantial’ as per paragraph 208 of the NPPF.
- 7.2.7 Whilst the level of harm identified by the Conservation Officer is noted, the LPA note that the proposed extension would remain set down from the main ridge line of the building and would not project beyond the existing flank walls and as such the addition is considered to remain subservient and of an appropriate scale and proportion. In addition to this, the proposed extensions would be finished in materials to match the existing building which would retain its character within the streetscene and wider Conservation Area. Whilst the comments of the Conservation Officer regarding the proposed rooflights and apex glazing are noted, the velux are considered to be small in scale and proportionately spaced within the pitched roof slope and are not considered to be of a scale that would increase the visual prominence of the building to an unacceptable degree. The apex glazing above the new main entrance door, whilst a modern addition is not considered to be of a scale that would increase the visual prominence of the building or detract from its existing character within the Conservation Area such to justify the refusal of planning permission. It is therefore not considered that the proposal would result in harm to the host building or the significance/setting of the Conservation Area. As such it is not considered that the public benefits of the proposal need to be tested as per Paragraph 208 of the NPPF.
- 7.2.8 In the event permission were to be granted, the Conservation Officer has suggested conditions regarding samples of new brick and roof tiles and section and elevation drawings of new windows, rooflights and doors. The proposal indicates that the materials of the proposed extensions would be to match those existing and as such it is not considered reasonable to attach conditions requiring samples, however, a condition would require that the extensions are constructed in materials to match those existing.

7.2.9 In summary, the proposal is not considered to result in harm to the character or appearance of the building or wider Conservation Area and the proposed development would therefore comply with Policies CP1 and CP12 of the Core Strategy (2011), Policy DM3 of the Development Management Policies LDD (2013), The Green, Sarratt Conservation Area Appraisal 1994 and the NPPF (2023).

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 of disposition of privacy, prospect, amenity and garden space'.

7.3.2 The proposed extensions would not project beyond the existing flank building line on either side of the building. The proposed front extension would remain set off the boundary with the neighbour at The Old School House by approximately 3.5m, this neighbouring dwelling is set off the shared boundary by another 1.8m resulting in a total spacing of 5.3m. The proposed side extension would remain set off the shared boundary with Dell Cottages by approximately 12.7m.

7.3.3 The proposed front extension whilst projecting forward of The Old School House front building line, would be single storey in nature and set down from the overall ridge height. Given the separation maintained to the shared boundary it is not considered that this would give rise to an overbearing form of development or harmful loss of light as experienced by the occupiers of this neighbouring dwelling. The proposed side extension is single storey in nature and would infill under the existing roof overhang, given the separation maintained to the boundaries it is not considered that this would result in any harm to the residential amenities of the occupiers of any neighbouring dwelling.

7.3.4 The proposed glazing and rooflights in the front elevation would predominantly overlook the site frontage and The Green and are therefore not considered to give rise to additional overlooking of any neighbour beyond that of the existing fenestration within the front elevation.

7.3.5 In summary, it is not considered that the proposed development would result in demonstrable harm to neighbouring amenity and as such complies with Policies CP1 and CP12 of the Core Strategy (2011).

7.4 Wildlife and Biodiversity

7.4.1 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.

7.4.2 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 LDD. 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.

7.4.3 The application is accompanied by a biodiversity checklist which 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 protected species within the immediate area that would necessitate further surveying work being undertaken.

7.5 Mandatory Biodiversity Net Gain

- 7.5.1 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).
- 7.5.2 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 development is subject to the de minimis exemption (development below the threshold).

7.6 Trees and Landscaping

- 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 The application site is located within a Conservation Area, therefore all trees on or adjacent to the site are afforded protection. To the east of the site and in close proximity to the proposed front extension are two mature trees, which are protected by the Conservation Area designation. These trees are considered to add value to the setting of the Conservation Area. The trees are proposed to be retained and the proposed front extension would remain set back from the trees. The area around the trees is already laid to hardstanding and there is an existing buffer of hedging around the trunks of both trees. As such it is not considered that these trees would be affected by the proposed development. The proposal is therefore considered acceptable in this regard.

7.7 Highways, Access and Parking

- 7.7.1 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.
- 7.7.2 Whilst it is recognised that the former Class D1 (as referenced in Appendix 5 of the DMP LDD) now falls within Class E. In any case the current parking standards in Appendix 5 require that):
- 1 space per 9sqm gross floor area plus 1 space per full time staff member or equivalent.
- 7.7.3 Given the location of the proposed extensions, it is not considered that the works would impact upon the provision of the existing car parking spaces. The floor area of the building would increase minimally, this would however serve as an entrance, WC and storage area, thus it is unlikely that the use of the building and level of activity would significantly increase as a result of the proposed development. The existing provision would remain unchanged and the proposal is therefore considered acceptable in this regard.
- 7.7.4 Very Special Circumstances
- 7.7.5 As set out above, the proposed extensions are considered disproportionate to the original building and therefore are inappropriate by definition, however, given the infill nature of the side extension and small scale of the front extension within the flanks of the existing building the extensions are not considered to result in harm to openness or conflict with the purposes of including land within the Green Belt.

7.7.6 Paragraph 153 of the NPPF sets out 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 its inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

7.7.7 As part of the application, a design statement has been submitted. The design statement sets out several 'benefits' of the scheme including:

- *Provide a better reception area.*
- *Provide additional ground floor storage space – always in demand.*
- *The existing front elevation has old single glazed metal windows and brickwork that does not match the rest of the building with poorer insulation. The proposal will give a more harmonious feel to the building and make it more energy efficient.*
- *The redesign will enable us to increase the number of disabled car spaces and to re-surface and re-sign them.*
- *Improve visual aesthetic of this area of the village and enhance the facilities of this very important community asset.*

It is considered that the proposal would provide social benefits to the local community by enhancing the current facilities of the building. The benefits are considered to constitute material considerations of sufficient weight to amount to 'very special circumstances' that clearly outweigh the identified harm to Green Belt by virtue of inappropriateness, to enable planning permission to be granted subject to conditions.

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: 12518 - E & S, 12518 – F, 12518 – R, 1944/SP-B, 1944/15/B, 1944/20A, 1944/22, 1944/23, 1944/21, TRDC01 (Location Plan)

Reason: For the avoidance of doubt, and in the proper interests of planning to safeguard the openness of the Green Belt and to safeguard the character and appearance of the Conservation Area in accordance with Policies CP1, CP9, CP10, CP11 and CP12 of the Core Strategy (adopted October 2011), Policies DM2, DM3, DM6 and DM13 and Appendix 5 of the Development Management Policies (adopted July 2013), The Green, Sarratt Conservation Area Appraisal 1994 and the NPPF (December 2023).

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 DM3 of the Development Management Policies LDD (adopted July 2013).

8.2 **Informatives:**

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

All relevant planning conditions must be discharged prior to the commencement of work. Requests to discharge conditions must be made by formal application. 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 0208 207 7456 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. It is a requirement under Regulation 67 (1), Regulation 42B(6) (in the case of residential annexes or extensions), and Regulation 54B(6) (for self-build housing) of The Community Infrastructure Levy Regulations 2010 (As Amended) that a Commencement Notice (Form 6) is submitted to Three Rivers District Council as the Collecting Authority no later than the day before the day on which the chargeable development is to be commenced. DO NOT start your development until the Council has acknowledged receipt of the Commencement Notice. Failure to do so will mean you will lose the right to payment by instalments (where applicable), lose any exemptions already granted, and a surcharge will be imposed.

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.

- 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.
- 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>.