

<b>ITEM NO:</b>	
<u>Location:</u>	<b>Vine Cottage Maydencroft Lane Gosmore Hitchin Hertfordshire SG4 7QB</b>
<u>Applicant:</u>	<b>Mr S Michell</b>
<u>Proposal:</u>	<b>Erection of 3 x 3 bed detached dwellings, 3 bay car port, double garage, parking and vehicular access following demolition of existing dwelling and detached garage (as amended by drawing nos. 2017-30-PL.001E; -101B; -102D; 103D; -201B; -202C; -203D; -204D; -205D &amp; -206B received on 12th June 2019 and coloured site plan no. 2017-30-PL.001E received on 14th June 2019).</b>
<u>Ref. No:</u>	18/03348/FP
<u>Officer:</u>	<b>Tom Rea</b>

**Statutory Expiry Date**

19<sup>th</sup> July 2019 – extension of time agreed with applicant

**Reason for Delay**

Negotiation, submission of amended plans and re-consultation

**Reason for Referral to Committee**

The application has been called in to Planning Committee by Councillors Barnard and Frost in the wider public interest and due to concerns over the impact on an adjacent listed building.

**1.0 Policies**

**1.1 North Hertfordshire District Council Local Plan No. 2 with alterations**

- Policy 2: Green Belt
- Policy 16: Archaeological Areas of significance and other Archaeological Areas
- Policy 26: Housing Proposals
- Policy 55: Car Parking Standards
- Policy 57: Residential Guidelines and Standards

**1.2 National Planning Policy Framework (February 2019)**

- Section 2: Achieving sustainable development
- Section 5: Delivering a sufficient supply of homes
- Section 6: Building a strong, competitive economy
- Section 9: Promoting sustainable transport
- Section 11: Making effective use of land
- Section 12: Achieving well-designed places
- Section 15: Conserving and enhancing the natural environment
- Section 16: Conserving and enhancing the historic environment

### 1.3 **Emerging Local Plan 2011-2031 (Proposed Submission September 2016 incorporating the Proposed Main Modifications November 2018)**

#### Strategic policies

SP1: Sustainable development in North Hertfordshire  
SP2: Settlement Hierarchy and Spatial Distribution  
SP5: Countryside and Green Belt  
SP6: Sustainable transport  
SP7: Infrastructure requirements and developer contributions  
SP8: Housing  
SP9: Design and sustainability  
SP12: Green infrastructure, landscape and biodiversity  
SP13: Historic environment

#### Development Management policies

T1: Assessment of transport matters  
T2: Parking  
D1: Sustainable Design  
D3: Protecting living conditions  
D4: Air quality  
NEx: New and improved open space  
HE1: Designated Heritage Assets  
HE4: Archaeology

### 1.4 **St. Ippolyts Neighbourhood Plan**

The St. Ippolyts Neighbourhood Plan area was designated by North Hertfordshire District Council in June 2018. The NP Area includes the application site.

### 1.5 **Supplementary Planning Document**

Vehicle Parking at New Development (as amended in Main Modifications)  
Design  
Nationally Prescribed Space Standards

### 2.0 **Site History**

- 2.1 11/02866/1: Replacement 5 bedroom dwelling including self contained annex in roof space and erection of detached double garage following demolition of existing dwelling and garage.(As amended by plan nos. PL101A and PL003A received 30th January 2012) Granted 10.2.12. Permission expired.

### 3.0 **Representations**

#### 3.1 **St. Ippolyts Parish Council:**

Raises an objection to amended plans on the following grounds:

- ☐ An overdevelopment
- ☐ An inappropriate urban feel rather than a preferred more sensitive rural design
- ☐ Would spoil the character and openness of the area including the village green all located within the Gosmore conservation area.

Any further comments on the amended plans submitted in June 2019 will be verbally reported to the Committee meeting.

**3.2 NHDC Conservation officer:**

The full comments of the Conservation officer to the amended scheme for three dwellings (submitted on 12<sup>th</sup> and 14<sup>th</sup> June 2019) are attached at **Appendix A**

**3.3 Hertfordshire Highways:**

Recommends conditions and an informative.

**3.4 Hertfordshire Ecology:**

Recommends a condition re net gains for biodiversity and an informative

**3.5 NHDC Environmental Health officer (contamination):**

Recommends a land contamination condition and an EV Charging Infrastructure condition

**NHDC Environmental Health officer (noise):**

Recommends an informative regarding the demolition and construction phase and procedures to deal with asbestos.

**3.6 Anglian Water:** Do not wish to make comments

**3.7 NHDC Waste Officer:** Provides guidance and recommendations on waste and recycling collection provision within the site.

**3.8 Hertfordshire Historic Environment Advisor:**

Advises that the development is unlikely to have a significant impact on heritage assets of archaeological interest – no further comments

**3.9 Herts County Council Fire & Rescue Service:**

Request the provision of fire hydrants in accordance with HCC Planning Obligations guidance

**3.10 Site Notice / Neighbour consultation:**

The LPA has received 49 responses from residents both adjacent to and nearby the site and from residents further afield and all correspondence received can be viewed on the Council's web site. The correspondence include the following comments:

Comments against the development

- ☒ Amended plans have not addressed fundamental issues and concerns
- ☒ Development would still adversely affect listed buildings, have an adverse effect on the conservation area and will result in an overdevelopment of the site
- ☒ Excessive height, style not in keeping, detracts from setting of the village green and adverse impact on setting of adjacent listed buildings and the character of Maydencroft lane
- ☒ Substantial loss and harm to heritage assets contrary to NPPF
- ☒ Public benefits do not outweigh the harm to heritage assets
- ☒ Increased noise, loss of privacy, overlooking, negative visual impact
- ☒ Adverse impact on public safety
- ☒ Overdevelopment of the site detrimental to village green
- ☒ Materials do not respect the local vernacular
- ☒ Loss of green space
- ☒ Inappropriate backland development resulting in a material change to the environment

- ☐ Not supported by the majority of local residents
- ☐ Concern at width of access road and loss of boundary walls / vegetation
- ☐ Appearance of dwellings is too urban – alternative materials suggested
- ☐ Concern at siting and appearance of Plot 2 overlooking the green
- ☐ Fails to conserve the landscape character of the Gosmore Conservation Area
- ☐ Development must preserve the openness of the Green Belt
- ☐ Inadequate refuse collection arrangements
- ☐ Noise and disruption during building work
- ☐ Lack of gardens
- ☐ Extra traffic and pollution and consequent negative impact on quality of life
- ☐ Overbearing and overpowering impact on neighbours
- ☐ Not affordable
- ☐ Insufficient parking and plots too small
- ☐ Lack of infrastructure to support the development
- ☐ Loss of view to existing properties

#### Comments in favour of the development

- ☐ Amendments have addressed many of the original concerns
- ☐ A more sympathetic density and layout that does not harm the Green
- ☐ Ideal, discreet and appropriate development
- ☐ The village needs more houses
- ☐ Would provide additional and more affordable homes
- ☐ Design is of a high standard / positive use of the site
- ☐ Will benefit local services and amenities, providing customers for the shop and pubs
- ☐ Will benefit young families and the village as a whole
- ☐ Will have a minimal effect on the area and would be an asset to the village
- ☐ Traffic impact will be negligible

## 4.0 **Planning Considerations**

### 4.1 **Site and Surroundings**

4.1.2 The Vine Cottage is set on a large plot on the north side of Maydencroft Lane. The eastern boundary of the plot adjoins part of the village green. The house is a chalet bungalow style with an attached double garage. The site is located within the Gosmore Conservation Area and the site is also within the Green Belt. Adjacent the site to the west is a grade II listed detached property ('Hindsmount') whilst opposite the site are several other dwellings including the listed cottages opposite the site entrance and the listed Avenue Farm. Opposite the northern boundary is a terrace of unlisted dwellings known as Letterbox Row.

### 4.2 **Proposal**

4.2.1 There have been several changes made to this application since the original submission. The amended scheme as submitted in June 2019 now proposes the following:

- ☐ The demolition of the existing dwelling, Vine Cottage, and its replacement with three detached, 3 bedroom dwellings
- ☐ Provision of a revised access road from Maydencroft Lane
- ☐ Plot 1 is two and half storey dwelling with a maximum ridge height of 9.5m and overall depth of 10.7m.

- ☐ Plot 2 is a two storey dwelling with a maximum ridge height of 7.5m and depth of 12m
- ☐ Plot 3 is a two storey dwelling with a maximum ridge height of 8.2m and depth of 12m
- ☐ The triple car port will be 5m high and the double garage 5.8m in height.
- ☐ External materials will include painted render, brickwork, plain tile / slates and timber windows.

### 4.3 Key Issues

4.3.1 The key issues for consideration with this planning application are as follows:

- ☐ Policy background and the principle of development
- ☐ Impact on the character and appearance of the area
- ☐ Impact on heritage assets
- ☐ Highway impact, access and parking matters
- ☐ Sustainability

#### 4.3.2 Policy background and the principle of residential development

4.3.3 The application is currently located within the Green Belt as designated in the current local plan however Section 13 of the NPPF ('Protecting Green Belt land') allows for (in paragraph 145 e) for 'limited infilling in villages'. I consider that the application site being surrounded by housing on 3 sides and in a central location adjacent the village green, would amount to an infill site. As such residential development would not in itself be considered inappropriate development and very special circumstances would not need to be demonstrated.

4.3.4 Notwithstanding the above, the North Hertfordshire Emerging Local Plan (ELP) proposes a settlement boundary for Gosmore and St. Ippolyts including the main built up area of the settlements as Category A villages excluded from the Green Belt. Emerging local plan Policy SP2 advises that development will be allowed within the settlement boundaries of Category A villages. The ELP is at a very advanced stage and the policies within it are considered to have increasing weight the nearer the Plan is to adoption.

4.3.5 In summary therefore, either under the current local plan or the ELP it is considered that the principle of residential development on the application site is acceptable in planning policy terms.

#### 4.3.6 Impact on character and appearance.

4.3.7 The application site is located close to what could be described as the centre of Gosmore i.e. the junction of Hitchin Road/ High Street with Maydencroft Lane, Waterdell Lane and Preston Road where the village has established itself around the crossroads. A key feature of the area is the village green with a variety of properties set around it. The roads are generally narrow and well defined by hedges, boundaries and a mix of property types including small cottages close to the highway boundary and a number of large brick buildings set in larger grounds. There are many listed buildings and more modern buildings.

- 4.3.8 Vine Cottage is set well back from Maydencroft Lane with the view of the house from the lane framed by the boundary walls, entrance gates, driveway and mature landscaping. The eastern boundary of the property is defined by a low brick wall with the existing house in prominent views from the village green.
- 4.3.9 The proposed development will replace Vine Cottage itself with a detached dwelling (Plot 1) of similar scale as other two and half storey dwellings in the vicinity of the site such as Rose Cottage, Victoria House and Avenue Farm. Plot 1 would be sited 2 metres further back into the site than the existing dwelling but approximately 1 metre closer to the eastern boundary. Plot 2 is located 18 metres north of plot 1 but is lower in scale with part of the first floor accommodation set within the roofspace. Plot 2 has a main aspect facing the village green. Set behind plot 2 is plot 3, of similar appearance and smaller scale than plot 1 and approximately 17 metres from the village green boundary.
- 4.3.10 The layout of the development respects the undeveloped nature of the southern part of the site maintaining its character as a landscaped private drive off Maydencroft Lane. The central part of the site is largely open save for the single storey car port sited close to the western boundary.

Plot 2 presents a main aspect onto the green in a not dissimilar fashion as other dwellings in the area which face or are alongside the green. Plot 3 is set well back from the village green boundary behind Plot 2 and so the visual impact of this building is limited on views from the green into the site. The car ports and detached garage are of much smaller scale than the dwellings and also sited some distance from the village green boundary.

The trees to the north of the site to the rear of Letterbox Row remain unaffected by the development.

All of the proposed dwellings display the traditional form and architectural features that are in keeping with the local vernacular including chimneys, flat roofed dormers set within pitched roofs, brick and rendered elevations, exposed rafter feet, timber porches and canopies and conservation style rooflights.

- 4.3.11 Infill development has taken place within Gosmore over recent years e.g. at Gosmore End House and Cottage and along the eastern side of High Street and Hitchin Road to the north. This reflects the organic growth pattern of the village. The application proposals continue this growth pattern in a restrained, respectful manner introducing a development that addresses the importance of the village green and its setting, maintains open views across the central part of the site and adopts a traditional design in keeping with surrounding development. The density of the scheme is not excessive and indeed considered comparable to similar sized sites within the village boundary. In terms of living conditions the plot sizes comfortably meet the amenity space requirements of Policy 57 of the local plan and there would be no overlooking or overbearing impact on adjacent property.
- 4.3.12 Taking into account the above contextual analysis of the proposals, the relatively low density and the high standard of design I consider that this proposed small courtyard development would result in a sympathetic and appropriate form of development that would not be harmful to the character and appearance of the area.

#### 4.3.13 Impact on heritage assets

- 4.3.14 The key heritage assets affected by this application are the Gosmore Conservation Area and the listed buildings that surround the site. There are also several undesignated heritage assets which make a positive contribution to the Conservation such as 1 – 9 Letterbox Row.
- 4.3.15 The Gosmore Conservation area is centred around Hitchin Road and Maydencroft Lane with two significant green spaces in between (the village green and the grounds of Gosmore Care Home). Neither of these two green spaces are encroached upon by this development and indeed, in the view of the NHDC Conservation officer, Plot 2 has the potential to make a positive contribution in facing the village green.
- 4.3.16 Within the Conservation Area there are many prominent red brick buildings showing a variety of styles and other buildings ranging from agricultural barns to the scale of Gosmore House and Gosmore Nursing Home. Plot 1 is to be a prominent red brick building as it faces Maydencroft Lane yet its distance from the lane ensures that the lane retains its rural character. The metal railing boundary fencing and gates at the front of the site would be similar to those at Maydencroft Manor situated further west along Maydencroft Lane and would help in maintaining an open and rural feel to this part of the Conservation Area.
- 4.3.17 A key viewpoint across the green towards the several listed buildings in High Street would not be affected by this development. Similarly, given the setback of Plot 1 from the highway boundary public views of the several listed buildings along Maydencroft Lane (Hindsmount, Hindsmount Cottage, Whitbank and Jenny Cottage, View Cottage and Avenue Cottage and barns adjoining Avenue Farm) would not be affected or encroached upon by the proposals. Hindsmount, the curtilage of which adjoins part of the western boundary of the site, will be approximately 28 metres from the dwelling on Plot 1. Given this distance and with the intervening garage, shed and mature trees, the Conservation officer considers that the development will not harm the setting of Hindsmount.
- 4.3.18 Within the Gosmore Conservation Area there are several small groupings of buildings (such as those around Gosmore End House and Avenue Farm) and the proposed courtyard development would be similar to this pattern of development which is not uncommon in many villages in the district which have an historic core. Vine Cottage itself and its garden curtilage is of no particular architectural or historic merit and whilst it has some openness which will be eroded the key open spaces of the village (particularly the village green and grounds of Gosmore Care Home) will remain.
- 4.3.19 The scale and visual impact of the proposed development when viewed from the adjacent open area to the east is illustrated on drawing no. PL206 Revision B 'Proposed Elevation from Village Green' and this shows how, taking into account the siting of Hindsmount and Gosmore End House in the background, the development would have an acceptable impact.
- 4.3.20 Paragraph 192 of the NPPF requires local planning authorities to take account of new development sustaining and enhancing the significance of heritage assets and ensure that new development makes a positive contribution to local character and distinctiveness. I consider that this small scale development will achieve these aims as it does the following:

- 1) The value of the green spaces, particularly the village green, is maintained and not encroached upon
- 2) The existing cottage and garden, which arguably has only a neutral effect on the conservation area, is replaced by a development which, because of its high standard of design has the potential to make a positive contribution to local character and distinctiveness
- 3) The rural character of Maydencroft Lane is maintained by the sympathetic front boundary treatment, maintenance of landscaping and the set back of the development from the highway boundary
- 4) There would be no harm to the setting of adjacent listed buildings and undesignated heritage assets.

4.3.21 For all of the above reasons, it is considered that the development would have an acceptable impact on heritage assets.

#### 4.3.22 **Highway impact, access and parking matters**

4.3.23 The Highway Authority is satisfied with the submitted Stage 1 Road safety Audit and raises no objections to the development on highway safety grounds. The width of the access road is sufficient to allow access for emergency vehicles and the siting of the bin collection point and bellmouth design of the access allows for refuse collection vehicles to reverse partly into the site for waste collection purposes and to be clear of Maydencroft Lane. A condition is recommended to secure the permanent opening of the access gate.

4.3.24 The layout of the development will provide two parking spaces for each dwelling within designated parking areas and three visitor parking spaces. Further parking can occur within the courtyard area if required. The parking provision is in accordance with the Council's updated parking standards SPD. Given the level of parking proposed there is no reason to suggest that the development will lead to congestion / parking in Maydencroft Lane.

4.3.25 There is a net increase of two dwellings with this development and traffic movements in and out of the site will be very low and unlikely to prejudice highway safety.

4.3.26 Paragraph 109 of the NPPF states that:

*'Development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'*

The provision of a policy compliant level of car parking and the lack of objection from the highway authority confirm that there are no sustainable highway reasons to withhold planning permission for this development.

#### 4.3.27 **Sustainability**

4.3.28 At the heart of the NPPF is a presumption in favour of sustainable development and Section 2 of the document sets out the three strands to sustainability as economic, social and environmental objectives.



4.3.29 The proposal would achieve an economic role through the construction of the 3 houses and on-going employment in the service sector through maintenance of the dwellings as well as benefit to the local economy through expenditure by the future occupiers on local services and facilities. In terms of the social role the development would boost the supply of housing to meet local needs. It would provide a well-designed environment for residents and assist in supporting local facilities in the village and nearby settlements.

4.3.30 The environmental objective relates to protecting and enhancing the natural, built and historic environment. The proposal would have a positive effect on historic assets, it has the potential to enhance biodiversity through retention of and provision of new landscaping and it would make effective use of land. Whilst it is acknowledged that occupiers of the new dwellings will undoubtedly use cars for most journeys, the site is immediately adjacent to the High Street and the village green and nearby public houses and there is a bus service into Hitchin and nearby facilities in St. Ippolyts including primary school, church and post office / shop. Paragraph 103 of the NPPF recognises that opportunities to maximise sustainable transport solutions will vary from urban to rural areas. The emerging local plan settlement strategy does allocate a Category A village boundary for Gosmore including this site and as such takes account of the accessibility to services and facilities in the locality and nearby settlements.

4.3.31 Overall, I consider that the proposals would amount to sustainable development as supported by the NPPF.

#### **4.3.32 Conclusion**

4.3.33 The proposals would amount to limited infilling in a village and therefore acceptable in planning policy terms. The Emerging Local Plan designation for Gosmore as a Category A village further confirms that development is acceptable in principle. The proposals would have a positive impact on the Gosmore Conservation Area and no harm would be caused to the setting of nearby listed buildings. The development is acceptable in highway safety terms and the living conditions of neighbours would not be adversely affected. The development meets the economic, social and environmental objectives necessary to achieve sustainable development therefore the presumption is in favour of granting planning permission.

#### **Alternative Options**

None applicable

#### **Pre-Commencement Conditions**

I can confirm that the applicant is in agreement with the pre-commencement conditions that are proposed.

## 5.0 Legal Implications

- 5.1 In making decisions on applications submitted under the Town and Country Planning legislation, the Council is required to have regard to the provisions of the development plan and to any other material considerations. The decision must be in accordance with the plan unless the material considerations indicate otherwise. Where the decision is to refuse or restrictive conditions are attached, the applicant has a right of appeal against the decision.

## 6.0 Recommendation

- 6.1 That planning permission be **GRANTED** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. Sample(s) of all roof materials for all buildings hereby approved including confirmation as to which materials would be applied to which buildings shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the roofing works. Thereafter, the roofs shall be covered as per the approved sample(s).

Reason: To ensure that special regard is paid to the setting of nearby listed buildings and to the special architectural and historic interest of Gosmore Conservation Area under Sections 66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. Each new building hereby approved (dwellings, garage and car port building) shall have exposed eaves' unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to the setting of nearby listed buildings and to the special architectural and historic interest of Gosmore Conservation Area under Sections 66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5. A sample brickwork panel or panels indicating brick type, bond and mortar mix for all new brickwork on site shall be made available for inspection on site and approved in writing by the Local Planning Authority prior to the commencement of any above ground brickwork.

Reason: To ensure that special regard is paid to the setting of nearby listed buildings and to the special architectural and historic interest of Gosmore Conservation Area under Sections 66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6. All windows and external door joinery shall be manufactured in timber unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to the setting of nearby listed buildings and to the special architectural and historic interest of Gosmore Conservation Area under Sections 66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7. With respect to new windows:

- i. Where windows are shown to receive glazing bars, the external bars shall project i.e. either traditional joinery or applied bars;
- ii. All windows at Plot 1 shall be true vertically sliding sash windows with no trickle vents; and
- iii. All side hung casement windows shall be constructed as 'flush casements'

unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to the setting of nearby listed buildings and to the special architectural and historic interest of Gosmore Conservation Area under Sections 66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

8. All new rainwater goods shall either be manufactured in metal and be black painted or shall be black cast-iron effect unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to the setting of nearby listed buildings and to the special architectural and historic interest of Gosmore Conservation Area under Sections 66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

9. Prior to the occupation of Plot 2, the timber gate panel in the garden wall facing onto 'The Green' shall be implemented unless otherwise agreed and approved in writing by the Local Planning Authority.

Reason: To ensure that special regard is paid to the setting of nearby listed buildings and to the special architectural and historic interest of Gosmore Conservation Area under Sections 66 & 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

10. Prior to the commencement of the relevant phase of works all details of soft and hard landscape works and details of boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: In the interests of visual amenity

11. Prior to the occupation of the development a landscape and ecological management plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved strategy.

Reason: In the interests of achieving biodiversity gain as required by the NPPF

12. (a) No development approved by this permission shall be commenced prior to the submission to, and agreement of the Local Planning Authority of a written preliminary environmental risk assessment (Phase I) report containing a Conceptual Site Model that indicates sources, pathways and receptors. It should identify the current and past land uses of this site (and adjacent sites) with view to determining the presence of contamination likely to be harmful to human health and the built and natural environment.

(b) If the Local Planning Authority is of the opinion that the report which discharges condition (a), above, indicates a reasonable likelihood of harmful contamination then no development approved by this permission shall be commenced until a Site Investigation (Phase II environmental risk assessment) report has been submitted to and approved by the Local Planning Authority which includes:

(i) A full identification of the location and concentration of all pollutants on this site and the presence of relevant receptors, and;

(ii) The results from the application of an appropriate risk assessment methodology.

(c) No development approved by this permission (other than that necessary for the discharge of this condition) shall be commenced until a Remediation Method Statement report; if required as a result of (b), above; has been submitted to and approved by the Local Planning Authority.

(d) This site shall not be occupied, or brought into use, until:

(i) All works which form part of the Remediation Method Statement report pursuant to the discharge of condition (c) above have been fully completed and if required a formal agreement is submitted that commits to ongoing monitoring and/or maintenance of the remediation scheme.

(ii) A Remediation Verification Report confirming that the site is suitable for use has been submitted to, and agreed by, the Local Planning Authority.

(e) Any contamination, other than that reported by virtue of condition (a) and (b), encountered during the development of this site shall be brought to the attention of the Local Planning Authority as soon as practically possible; a scheme to render this contamination harmless shall be submitted to and agreed by, the Local Planning Authority and subsequently fully implemented prior to the occupation of this site.

Reason: To ensure that any contamination affecting the site is dealt with in a manner that safeguards human health, the built and natural environment and controlled waters.

13. Prior to occupation, each of the three dwellings shall incorporate one Electric Vehicle (EV) ready domestic charging point.

Reason: To contribute to the objective of providing a sustainable transport network and to provide the necessary infrastructure to help off-set the adverse impact of the operational phase of the development on local air quality.

14. No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the construction of the development shall only be carried out in accordance with the approved Plan.

Reason: In order to protect highway safety and the amenity of other users of the public highway and rights of way in accordance with Policies 5, 12, 17 and 22 of Hertfordshire's Local Transport Plan (adopted 2018)

15. Prior to the occupation of the development hereby approved full details of the detached storage sheds for plots 2 and 3 shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity

16. The entrance gates at the front of the site as shown on plan PL001 Revision E shall be permanently fixed open.

Reason: To ensure access for emergency and service vehicles at all times.

#### Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

#### Informative/s:

Highway Informative: AN) Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047 Reason: To ensure that work undertaken on the highway is constructed to the current Highway Authority's specification, to an appropriate standard and by a contractor who is authorised to work in the Public Highway.

Environmental Health informative:

1) EV Charging Point Specification:

Each charging point shall be installed by an appropriately certified electrician/electrical contractor in accordance with the following specification. The necessary certification of electrical installation should be submitted as evidence of appropriate installation to meet the requirements of Part P of the most current Building Regulations.

Cable and circuitry ratings should be of adequate size to ensure a minimum continuous current demand for the vehicle of 16A and a maximum demand of 32A (which is recommended for Eco developments).

- o A separate dedicated circuit protected by an RBCO should be provided from the main distribution board, to a suitably enclosed termination point within a garage or an accessible enclosed termination point for future connection to an external charge point.
- o The electrical circuit shall comply with the Electrical requirements of BS7671: 2008 as well as conform to the IET code of practice on Electric Vehicle Charging Equipment installation 2012 ISBN 978-1-84919-515-7 (PDF). This includes requirements such as ensuring the Charging Equipment integral protective device shall be at least Type A RCD (required to comply with BS EN 61851 Mode 3 charging).
- o If installed in a garage all conductive surfaces should be protected by supplementary protective equipotential bonding. For vehicle connecting points installed such that the vehicle can only be charged within the building, e.g. in a garage with a (non-extended) tethered lead, the PME earth may be used. For external installations the risk assessment outlined in the IET code of practice must be adopted, and may require additional earth stake or mat for the EV charging circuit. This should be installed as part of the EV ready installation to avoid significant on cost later.
- o A list of authorised installers (for the Government's Electric Vehicle Homecharge Scheme) can be found at <https://www.gov.uk/government/organisations/office-for-low-emission-vehicles>

Environmental Health informative (noise):

During the demolition and construction phase the guidance in BS5228-1:2009 (Code of Practice for noise Control on construction and open sites) should be adhered to.

During the demolition and construction phase no activities should take place outside the following hours: Monday to Friday 08:00-18:00hrs; Saturdays 08:00-13:00hrs and Sundays and Bank Holidays: no work at any time.

Prior to the commencement of demolition of the existing buildings, a survey should be undertaken in order to identify the presence of asbestos containing materials. Any asbestos containing materials should be handled and disposed of appropriately. Where necessary this should include the use of licensed contractors and waste disposal sites licensed to receive asbestos.

Biodiversity informative:

In the event of bats or evidence of them being found, work must stop immediately and advice taken on how to proceed lawfully from an appropriately qualified and experienced Ecologist or Natural England.