

PLANNING COMMITTEE – 26 MAY 2022

PART I - DELEGATED

7. **22/0375/FUL – Part single, part two storey side extensions, single storey rear extension and connection of outbuilding to main dwelling, loft conversion including extension to roof, increase in ridge height and installation of front and rear dormers and construction of raised terraces (amendments to planning permission 20/0589/FUL) at PIMLICO HOUSE, HYDE LANE, NASH MILLS, HP3 8SA (DCES)**

Parish: Abbots Langley Parish Council

Ward: Gade Valley

Expiry of Statutory Period: 05.05.2022

Case Officer: Lauren Edwards-Clewley

Recommendation: That Planning Permission be Granted

Reason for consideration by the Committee: The agent for this application is a Three Rivers District Councillor.

1 Relevant Planning History

- 1.1 13/0482/FUL – Erection of black painted steel electric gates, timber gates and brick piers to front and side vehicular entrances with fencing and associated works – Permitted 23.05.2013.
- 1.2 20/0589/FUL – Part single, part two storey side extensions, single storey rear extension and connection of outbuilding to main dwelling, loft conversion including extension to roof, increase in ridge height and installation of front and rear dormers and construction of raised terraces – Permitted 30.06.2020.
- 1.3 20/1711/CLPD - Certificate of Lawfulness Proposed Development: Construction of outbuilding with solar panels to roof – Permitted 19.10.2020 and partially constructed.

2 Description of Application Site

- 2.1 The application site is irregular in shape, measuring over 81,000sqm in area, and contains a large detached dwelling located on the northern side of Hyde Lane, Nash Mills. Hyde Lane is a country lane and is rural in character with some detached dwellings and farm buildings located within spacious plots.
- 2.2 The host dwelling is an early twentieth century construction and is considered to be of local historic interest, however it is not locally listed. There are single storey flat roofed garages to the east of the dwelling, and a detached cottage to the north which was a later addition. The dwelling is a Neo-Georgian style and is large and grand in appearance. The dwelling remains relatively unaltered from its original form. The dwelling is finished in mixed red brickwork with a shallow hipped roof form, set back from the parapet eaves of the dwelling. The dwelling has a number of characterful chimneys and a patio area abuts the rear elevation of the dwelling. There is a gravel driveway to the front of the dwelling. The dwelling is set back approximately 110m from the highway.
- 2.3 The neighbour to the west, Little Abbots, is set in from the shared boundary with the application site by approximately 87m. The neighbour to the east, Hyde Farm, is set in from the shared boundary with the application site by approximately 10m, and this neighbour is set forward of the host dwelling.

3 Description of Proposed Development

3.1 The applicant is seeking full planning permission for the construction of part single, part two storey side extensions, single storey rear extension and connection of outbuilding to main dwelling, loft conversion including extension to roof, increase in ridge height and installation of front and rear dormers and construction of raised terraces (amendments to planning permission 20/0589/FUL).

3.2 The Officer's report for application reference 20/0589/FUL which was approved by members of the planning committee in June 202 described the previous scheme as:

At ground floor level, the proposed side extension would be constructed to the western flank of the dwelling, with a width of 6.2m, set back 0.7m from the two storey front projection, with a depth of 11.8m. The extension would extend approximately 3.2m beyond the main two storey rear elevation of the dwelling. To the rear, the extension would extend across the rear elevation of the dwelling, with a width of 30.9m, adjoining the existing detached cottage. The extension would include a curved recessed element to the centre of the rear elevation. The rear extension would adjoin the existing detached cottage, hereafter referred to as outbuilding, to the dwelling by a 3.9m deep rear extension. The single storey elements of the proposal would have a flat roof form with a height of 4.3m.

At first floor level, an extension is proposed to the western flank of the dwelling, above the proposed ground floor extension. The first floor extension would be set back 3.3m from the front elevation of the dwelling, with a depth of 5.3m and a width of 2.8m. This element would have a flat roof form, with a height of 7.9m, in line with the existing eaves of the host dwelling. The roof of the ground floor extension would be used as a raised terrace with balustrading.

A conservatory style extension is proposed to the eastern flank of the dwelling at ground floor level. This element would have a width of 2.9m and a depth of 6.8m. This element would have a pitched roof form with a maximum height of 3.6m and an eaves height of 3.1m.

A first floor side extension is also proposed to the eastern flank of the dwelling. This element would be set back 2.6m from the front elevation of the dwelling, with a width of 2.4m to the front, and a depth of 5.8m. This element would have a flat roof form, with a height of 7.5m. A terrace is proposed above the ground floor accommodation to the eastern flank.

The proposal would include a loft conversion, including roof alterations to remove the valleys and extend the area of the crown roof. The crown roof would have an area of 61sqm. The proposal would include an increase in ridge height of the dwelling by approximately 0.2m. Two flat roofed dormer windows are proposed within the front roofslope of the dwelling with two flat roofed dormer windows proposed within the rear roofslope and a terrace at second floor level located centrally within the rear roofslope.

Amended plans were received during the course of this application to remove the first floor rear extension, reduce the width of the first floor side extensions and alter the proposed roof form of the two storey side extensions and reduce the number of dormers within the rear elevation roofslope. The floorspace of the proposed extensions has been reduced by 77sqm.

3.3 This application now seeks to make revisions to the above scheme which are summarised as follows:

- Omission of the previously consented first floor side extensions. Now proposed to be single storey only. This element would have a height of 4.3m to the top of the parapet with 0.8m high railings around the edges of the parapet.
- Increased depth of the single storey rear 'orangery' extension by 0.8m.
- Increased depth of the proposed single storey rear 'family room' extension by 1m.

- Introduction of a mono pitched shaped glazed roof to the single storey side 'kitchen' projection. A roof lantern would also be included within the flat roofed section of the existing side projection.
- In place of two rear dormers four rear dormers are now proposed. Either side of the balcony two dormer windows are proposed. Each would have a width of 1.5m, height of 1.7m and depth of 1.4m.

3.4 Amended plans have been received to reduce the width of the central two dormers.

4 Consultation

4.1 Statutory Consultation

4.1.1 Abbots Langley Parish Council: Had no comments to make.

4.1.2 Hertfordshire County Council – Footpath Section: No response received.

4.1.3 Herts and Middlesex Wildlife Trust: No response received.

4.1.4 Herts Ecology: No response received.

4.1.5 National Grid: No response received.

4.2 Public/Neighbour Consultation

4.2.1 Number consulted: 8

4.2.2 No of responses received: 0

4.2.3 Site Notice: Expired: 13.04.2022 Press notice: Expired: 24.04.2022

4.2.4 Summary of Responses: None

5 Reason for Delay

5.1 Committee cycle

6 Relevant Planning Policy, Guidance and Legislation

6.1 National Planning Policy Framework and National Planning Practice Guidance

In 2021 the new National Planning Policy Framework was published. This is read alongside the National Planning Practice Guidance (NPPG). The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another. The 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 states that ‘good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities’. 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.

6.2 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, CP8, 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 DM1, DM2, DM6, DM13 and Appendices 2 and 5.

6.3 Other

Supplementary Planning Guidance No 3 – Extensions to Dwellings in the Green Belt (August 2003).

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

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.

7 **Planning Analysis**

7.1 Impact on the Green Belt

- 7.1.1 The site is located within the Metropolitan Green Belt. Paragraph 133 of the NPPF states that the Government attaches great importance to Green Belts. The essential characteristics of Green Belts are their openness and their permanence. In relation to extensions to buildings in the Green Belt the NPPF stipulates at paragraph 145 that provided the extension or alteration of a building does not result in a disproportionate addition over and above the size of the **original building** it would not be inappropriate. Inappropriate development is, by definition, harmful to the Green Belt.
- 7.1.2 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.
- 7.1.3 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 taken into account.
- 7.1.4 More specific guidance is provided in Supplementary Planning Guidance No.3, Extensions to Dwellings in the Green Belt. The SPG provided 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. Nevertheless, the SPG provides useful guidance and paragraph 4.5 of the Development Management Policies LDD (adopted July 2013) advises that the guidance will be taken into account in the consideration of householder

developments in the Green Belt until it is incorporated into the forthcoming Design Supplementary Planning Document. As the NPPF or the Local Plan Policies do not give any clear guidance on the interpretation of the scale of extensions that would be disproportionate, the SPG, whilst of limited weight by virtue of its age, does give useful guidance and states that extensions resulting in a cumulative increase in floor space of over 40% compared with the original dwelling may be disproportionate. Furthermore, the SPG states 'extensions to isolated dwellings in the countryside will be judged on their own merits given site circumstances, as in some instances side extensions may be preferable to rear extensions. The floorspace of existing outbuildings within residential curtilages that may be proposed to be removed will not be taken into account in assessing the size of the original dwelling nor the proposed percentage increase.

7.1.5 Green Belt Calculations;

	Original dwelling	Approved scheme	Current proposal
Ground floor space	356	542	554.5
First floor space	266	296	266
Second floor space	105	126	126
Overall % increase		33%	30%
% increase inc outbuilding		43%	40%

7.1.6 At the planning committee meeting in June 2020 Officers made a recommendation for approval as the extensions were not considered to be disproportionate. Members resolved to grant permission on the basis of the revised plans considered at the meeting. As such the applicant benefits from an extant planning permission to implement the scheme as consented via 20/0589/FUL.

7.1.7 The scheme now submitted omits the first floor elements of the permitted two storey side extensions. The omission of these elements reduces the overall increase in floor space to 40% in accordance with SPG3 therefore further increasing the proportionality of the proposed extensions in comparison with the previously approved scheme. The removal of the first floor side elements also increases openness to the sides of the host dwelling and the perceived visual bulk of the extensions compared with the current approval.

7.1.8 The proposed single storey rear extensions would increase in depth by a maximum of 1m. However the increase in depth is reserved to the single storey side and rear projection and the element of the extension to the side of the curved bay feature. As such when considered in relation to the extensions as a whole the additional depth of the proposed single storey rear element is not considered to result in its appearance as disproportionate to the host dwelling.

7.1.9 SPG3 outlines that loft conversions served by subordinate rear dormer windows are generally considered to be acceptable in the Green Belt. Whilst the proposed rear dormers now submitted are wider and greater in number than those consented via 20/0589/FUL they would still be contained within the main rear roofslope, set back behind the parapet wall and therefore would not adversely impact openness.

7.1.10 Overall, having regard to the existing extant permission, in addition to the nature of the proposed alterations the proposed extensions now submitted remain proportionate to the original dwelling. On that basis, the development is considered appropriate development in the Green Belt and therefore automatically would not harm openness. The proposed development would therefore comply with Policy CP11 of the Core Strategy, Policy DM2 of the DMP LDD, the Supplementary Planning Guidance No 3 – Extensions to Dwellings in the Green Belt (August 2003) and the NPPF (2021).

7.2 Impact on Character and Street Scene

- 7.2.1 Policy CP12 of the Core Strategy (adopted October 2011) relates to design and states that 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. Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013) advises that development should not appear excessively prominent within the streetscene. Appendix 2 sets out that 'oversized, unattractive and poorly sited additions can result in loss of light and outlook for neighbours and detract from the character and appearance of the original dwelling and streetscene'.
- 7.2.2 Policy CP1 of the Core Strategy 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'. Policy DM1 and Appendix 2 of the Development Management Policies document set out that development should not have a significant impact on the visual amenities of an area. In relation to roofs, the Design Criteria set out that crown roofs can exacerbate the depth of properties and often result in an inappropriate bulk and massing and as such they are generally discouraged and more traditional pitched roofs are generally favoured.
- 7.2.3 Appendix 2 of the Development Management Policies document also states that front extensions should not result in loss of light to windows of neighbouring properties nor be excessively prominent in the streetscene and that increases in ridge height will be assessed on their own merits at the time of a planning application and that where roof forms are of a uniform height, style or appearance, it is unlikely that an increase in height will be supported.
- 7.2.4 The Officer's committee report for application reference 20/0589/FUL considered the submitted extensions to be acceptable for the following reasons:

The proposed side extensions would be significantly set in from the flank boundaries of the application site, and as such, would comply with the spacing of 1.2m set out within Appendix 2 in this regard. In addition, the proposed single storey rear extension would have a depth of 3.2m, and would therefore comply with the guidance depth of 4m set out within Appendix 2 in this regard. In addition, given the depth, width and height of the proposed two storey extensions, it is not considered that the proposed extensions would result in any demonstrable harm to the character or appearance of the host dwelling.

The proposed dormer windows would be set in from the flank elevations of the dwelling, and whilst the dormers would not be set down from the maximum ridge or set up from the eaves, given that the hipped roof form of the dwelling is set back from the eaves itself, and the number of dormer windows proposed, it is not considered that the dormer windows would subsume the roof of the dwelling so as to result in demonstrable harm to the character or appearance of the host dwelling.

Paragraph 197 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

The proposed amended plans relate better to the existing building, and reflect the neo-Georgian style of the dwelling. Whilst the proposed extensions would alter the appearance of the building, given that the building is not listed, and the original building would still be readable and would not be subsumed, particularly at first floor or roof level, it is not considered that the proposal would result in demonstrable harm to the character or appearance of the host dwelling. Moreover, given the location of the host dwelling, it is not considered that the proposed extensions would appear unduly prominent within the streetscene of Hyde Lane.

Concerns are raised in relation to the loss of the gap between the host dwelling and the outbuilding, as this is used to emphasise the hierarchy of buildings within the application site. It is therefore considered that the two storey side extension and connection of the two buildings would undermine the historical integrity of the site, and would dilute the relationship between the two buildings. Notwithstanding this, given that the extensions have been reduced, and relate better to the original building, it is not considered that the dilution of the relationship of the dwelling and the outbuilding would result in demonstrable harm so as to justify the refusal of planning permission in this regard.

- 7.2.5 The current proposal includes the omission of the first floor elements of the previously consented two storey side extension. It is considered that this alteration would result in an improvement to the previously consented scheme as it allows for better visual legibility of the existing dwelling and increases the subservience of the side extensions as they would now be at ground floor level only.
- 7.2.6 The proposed increase in depth of part of the single storey rear extension would be minimal and would not detract from the proportionality of this element as previously consented when considered in relation to the overall scale of the host dwelling.
- 7.2.7 The proposal also incorporates a mono pitched shaped roof to the single storey side extension serving the kitchen. This element would remain glazed and would not result in any increase to the overall apparent bulk of this extension in comparison with that previously consented. The proposed roof lantern within the existing single storey side extension serving the proposed kitchen would not be readily apparent behind the parapet wall.
- 7.2.8 The proposed rear dormer windows now submitted would be wider and greater in number than those consented via 20/0589/FUL. However they would remain subordinate to the overall scale of the host roof. There would be spacing between the dormers allowing the host roof form to be visible. Additional visual subservience would be had by the setback nature of the proposed dormers which would be obscured to a degree by the parapet wall of the main roof. As such the proposed dormer windows are not considered to result in harm to the character of the host dwelling and would respond to its appearance by respecting a hierarchy of windows expected to upper floors.
- 7.2.9 In summary, given the width, depth and height of the proposed extensions, the reduced width of the rear dormer windows made during the application, it is not considered that the proposal would result in demonstrable harm to the host dwelling so as to justify the refusal of planning permission in this regard and would accord with Policies CP1 and CP12 of the Core Strategy, Policies DM1 and Appendix 2 of the Development Management Policies LDD.

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 extensions should not result in loss of light to the windows of neighbouring properties nor allow overlooking, and should not be excessively prominent in relation to adjacent properties.
- 7.3.2 Given the isolated nature of the site, and the separation distance between the proposed extensions and neighbouring properties, it is not considered that the proposed development would result in any harm to neighbouring amenity, nor result in any overlooking.

7.4 Amenity Space Provision for Future Occupants

- 7.4.1 Policy CP12 of the Core Strategy states that development should take into account the need for adequate levels and disposition of privacy, prospect, amenity and garden space.

7.4.2 The proposal would result in a seven bedroom dwelling with an adjoining two bedroom outbuilding (one additional bedroom). Appendix 2 of the Development Management Policies document sets out that a nine bedroom dwelling should provide 189sqm of amenity space. The application dwelling is situated within extensive grounds, thus it is considered that adequate amenity space would be retained to serve the proposed extensions and the dwelling.

7.5 Wildlife and Biodiversity

7.5.1 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.

7.5.2 The protection of biodiversity and protected species is a material planning consideration in the assessment of applications in accordance with Policy CP9 of the Core Strategy (adopted October 2011) and Policy DM6 of the DMLDD. National Planning Policy requires Local Authorities to ensure that a protected species survey is undertaken for applications that may be affected prior to determination of a planning application.

7.5.3 The application has been submitted with a Biodiversity Checklist which states that no protected species or biodiversity factors will be affected as a result of the application. The Local Planning Authority is not aware of any protected species within the immediate area that would require further assessment. Hertfordshire Ecology were consulted as part of this application and no objections to the proposal have been received. However, given that the development would result in the works to the existing roof, an informative would be attached to any consent to advise the applicant of what to do should bats be discovered during the course of the development.

7.6 Trees and Landscaping

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

7.6.2 The application site is not located within a Conservation Area nor are there any protected trees on or near the site. As such it is not considered that the proposed development would result in any harm in this respect.

7.7 Highways, Access and Parking

7.7.1 Core Strategy Policy CP10 sets out that development should make adequate provision for car and other vehicle parking and Policy DM13 and Appendix 5 of the Development Management Policies document set out requirements for parking provision.

7.7.2 The proposed development would increase the number of bedrooms on site to nine (including the bedrooms contained within the detached outbuilding), thus the proposal would result in one additional bedroom. Appendix 5 of the Development Management Policies document sets out that a four or more bedroom dwelling should provide onsite parking provision for three vehicles. The existing gravel driveway would be retained to provide onsite parking provision for more than three vehicles. Therefore the proposal is considered to be acceptable in this regard.

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: TRDC 001 (Location Plan), 2221-SK-101, 2221-SK-101, SK-105, 2221-SK-500, 2221-SK-501 E, 2221-SK-505 E and 2221-SK-510
- Reason: For the avoidance of doubt and in the proper interests of planning and in the interests of the visual amenities of the area and residential amenity of neighbouring occupiers, in accordance with Policies CP1, CP9, CP10, CP11 and CP12 of the Core Strategy (adopted October 2011) and Policies DM1, DM2, DM6, DM13 and Appendices 2 and 5 of the Development Management Policies LDD (adopted July 2013).
- 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 ensure that the external appearance of the building is satisfactory in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

8.2 **Informatives:**

- I1 With regard to implementing this permission, the applicant is advised as follows:
- All relevant planning conditions must be discharged prior to the commencement of work. Requests to discharge conditions must be made by formal application. Fees are £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 stipulates that construction activity (where work is audible at the site boundary) 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 Bats are protected under domestic and European legislation where, in summary, it is an offence to deliberately capture, injure or kill a bat, intentionally or recklessly disturb a bat in a roost or deliberately disturb a bat in a way that would impair its ability to survive, breed or rear young, hibernate or migrate, or significantly affect its local distribution or abundance; damage or destroy a bat roost; possess or advertise/sell/exchange a bat; and intentionally or recklessly obstruct access to a bat roost.

If bats are found all works must stop immediately and advice sought as to how to proceed from either of the following organisations:

The UK Bat Helpline: 0845 1300 228

Natural England: 0300 060 3900

Herts & Middlesex Bat Group: www.hmbg.org.uk

or an appropriately qualified and experienced ecologist.

(As an alternative to proceeding with caution, the applicant may wish to commission an ecological consultant before works start to determine whether or not bats are present).