

**4/02244/12/FUL - NINE 2-BEDROOM FLATS WITH ASSOCIATED PARKING, STORES AND REFUSE STORES.**

**ST PETERS CHURCH SITE, THE NOKES, HEMEL HEMPSTEAD, HP1.**

**APPLICANT: HOUSING STRATEGY AND DEVELOPMENT - MR J BURNHAM.**

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[Case Officer - Richard Butler]

[Grid Ref - TL 04277 08375]

## **Summary**

The application is recommended for approval.

The site is located within a designated local centre wherein a mix of uses is acceptable; the proposed redevelopment for residential use is an acceptable use of the site. The units shall include a provision of affordable housing.

The building has been designed to Passivhaus standard which reduces the energy requirements for heating and cooling of the property, resulting in a sustainable development that is economical to run for future occupiers. The impact of the built form is limited due to the spacing from surrounding residential properties. The development shall not result in loss of light, or loss of privacy to surrounding dwellings and shall provide a suitable addition within the local street scape, providing a positive contribution to the surrounding area.

## **Site Description**

St Peters Church is located in the Gadebridge neighbourhood in the north western part of Hemel Hempstead. It lies on the northwest side of Galley Hill which is a two lane road with grass verges and footways on both sides. The site is of rectangular shape and the church is situated to the eastern extent of the site. The site slopes slightly up from east to west with the main part of the site about 600mm above the adjoining service road of The Nokes.

The former St Peters Church was erected between 1960 and 1965. The building is single storey building of brick and steel construction with timber infill panels under a shallow pitched roof. A single storey flat roof timber structure contains further accommodation at the rear of the site. There is a concrete detached bell tower. The building has been vacant since 2004 and some vandalism has occurred. There is no on-site parking associated with the church.

Opposite the site is the Galley Hill JMI School. Immediately to the southwest of the site is a staggered terrace of two storey houses constructed in the mid 1960s, the nearest of which (No 2 Howards Drive) has its rear elevation 11 metres from the church site boundary.

Immediately to the northwest is a court of lockup garages, let to both residential and commercial tenants. Beyond the garages to the northwest are further two storey houses in Raybarn Road.

To the north east across The Nokes, is the two storey Gadebridge community centre. Adjacent to this to the north east is a public house, the "Gade and Goose". "Rossgate", a pedestrianised shopping parade with a variety of retail outlets, above the shops are 2 storeys of flats.

## **Proposal**

The application seeks permission for the demolition of the existing building and construction of a three storey building providing 9 x 2-bed flats with associated parking and amenity space within the site.

It comprises 6 x two bedroom flats @ 62 sq m and 3 x two bedroom flats @ 64 sq m in a three storey T-shaped block with three flats on each floor. A common stair provides access to all flats. A new vehicular access is formed in the northern corner of the site serving 9 parking

spaces, two of which are for disabled use. Individual cycle stores for each flat and refuse stores are located abutting the existing wall of the adjacent garages.

The building is designed to Passivhaus principles to provide accommodation which requires considerably less energy for heating than conventional buildings, utilising the sun in winter to increase the thermal capacity of the building.

### **Referral to Committee**

The application is referred to the Development Control Committee as the site is owned by Dacorum Borough Council.

### **Planning History**

4/00068/12/TPO	FELL FALSE ACACIA TREE Granted 21/02/2012
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### **Policies**

#### National Policy Guidance

NPPF  
Circular 11/95

#### Dacorum Borough Local Plan

Policies 1, 2, 9, 10, 11, 13, 16, 18, 20, 21, 39, 40, 58, 68, 101, 122, 123, 124  
Appendices 1, 3 and 5

#### Supplementary Planning Guidance

Environmental Guidelines  
Residential Character Area: HCA 6 - Gadebridge  
Water Conservation & Sustainable Drainage  
Energy Efficiency & Conservation  
Accessibility Zones for the Application of Parking Standards

#### Core Strategy Policies

CS1, CS4, CS11, CS12, CS13, CS23 and CS29

### **Representations**

#### Spatial Planning

Housing development is acceptable in principle in terms of Local Plan Policy 9 (land use division in towns and large villages). The site is located in the Gadebridge local centre. Policy 9 indicates that housing is one of a range of uses appropriate in local centres. The application is considered acceptable with regard to Local Plan Policy 68 (retention of social and community facilities), in view of the points in Appendix B of the Design and Access Statement.

The development is also acceptable in principle in relation to Core Strategy Policies CS4 (the towns and large villages) and CS23 (social infrastructure). These policies will replace Local Plan Policies 9 and 68 respectively once the Core Strategy is adopted.

We welcome the fact that all the proposed flats will provide rented affordable accommodation.

The application should be assessed against Local Plan Policy 11 (quality of development) and the various Core Strategy policies (see Core Strategy Appendix 1) that will replace it following adoption of the Core Strategy.

The Council's Supplementary Planning Guidance on Development in Residential Areas should also be taken into account. The site is in character area HCA6 (Gadebridge). The height of the proposed housing appears acceptable, as the guidance on 'height' in the Development Principles for HCA6 allows for three storey development where adjacent or nearby buildings are of a similar or greater height, which is the case with the application site. It appears that the proposals accord broadly with the Development Principles for HCA6.

Proposed car parking provision is below the maximum standards in Local Plan Appendix 5, as the site is located in Zone 4 (see the Supplementary Planning Guidance on Accessibility Zones). It is considered that the 9 spaces proposed are sufficient, as car ownership levels for affordable housing tend to be substantially lower than for open market housing. Also, there are garage courts nearby, which can be rented by residents.

The application is acceptable in respect of Local Plan Policies 17 (control over housing land supply) and 18 (the size of new dwellings) and Core Strategy Policies CS17 (new housing) and CS18 (mix of housing).

#### Trees and Woodlands

There are no trees or significant landscape features on this site. The large TPO Robinia tree is diseased and permission has been granted to fell it.

#### Hertfordshire Highways

The applicant is seeking full planning permission for the demolition of St. Peters Church and subsequent construction of 9 two bedroom flats. The main access to the flats will be off The Nokes via a new access serving a courtyard parking area for nine vehicles. Servicing of bins will be from this service road, which narrows down to an unknown width. It follows that the refuse vehicle is likely to service these bins from The Nokes rather than enter the site. This may cause a temporary restriction to the free flow of traffic during this collection but as The Nokes is not a busy road which serves the local authority's garages as well as being a cut through from Galley Hill to Rayburn Road it is unlikely to cause a measurable concern in terms of highway safety, capacity or free flow.

#### *Highway Benefits*

Subject to a financial contribution in line with current County policies for sustainable transport and the following suggested planning conditions, the County Council would not wish to object to this application.

The highway contribution would be used to provide measures or services in the vicinity of the site to encourage walking, cycling or the use of public transport.

The Highway Authority will seek a standard charge contribution of £750 per two bedroom flat. All contributions are to be index linked from the date of the agreement or Local Planning Authority committee resolution (whichever is the earliest) to the date of payment. Planning permission should therefore only be granted subject to a unilateral undertaking to secure a financial contribution of £6750 towards measures or services in the vicinity of the site to encourage walking, cycling or the use of public transport.

The HA does not consider it could substantiate a highway objection to this proposal. The HA therefore has no objection to the grant of permission, subject to the recommended conditions.

### Thames Water

#### Waste Comments

Thames Water would advise that with regard to sewerage infrastructure we would not have any objection to the above planning application.

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required.

#### Water Comments

With regard to water supply, this comes within the area covered by the Veolia Water Company.

### Scientific Officer, Regulatory Services

The site is located within the vicinity of potentially contaminative former land uses (old chalk pit and garage). Consequently there may be land contamination issues associated with this site. I recommend that a contamination condition be applied to this development should permission be granted.

### Crime Prevention Design Advisor

I have examined the documentation and have the following comments/recommendations:

- The DAS makes no comments on crime prevention or how reduction in crime will be addressed, as per the CABE outline for DAS to be completed.
- I note the development will be built for DBC and as such I am assuming it will be to Secured by Design standards as required by other developments in DBC.
- I will be looking for each of the individual flat doors to be to PAS24-2012 standards, with the ground floor flats having split pin locking systems and upper floors to have locking systems with an internal thumb turn to allow egress in the event of an emergency.
- The ground floor and all accessible windows to be to BS7950 or PAS24-2012 standards and glazing to BS EN356-2000 P2A standard.
- The external communal doors to the common parts to be to PAS24-2012 or LPS1175 SR2. I will also be looking for access control systems allowing residents entry by use of a key fob or something similar. An audio/visual entry system should be installed to allow residents to monitor who is at the communal entrance doors and allow entry if they are happy with the visitor.
- I do have some concerns over the possibility of the balconies being climbable and therefore balcony doors must be to SBD standards.

- I will be looking for the utility meters to be located outside the building so as to avoid any possibility of distraction burglaries. Similarly I will be looking for post boxes to be either externally or within an entrance lobby so as to reduce entry to the building by unauthorised persons posing as postal workers.
- I am happy with the railings and hedging around the block and along Galley Hill and The Noke as they provide a visual indication of public and private space.
- I note there will be a 1.8 metre wall constructed along the boundary with the garage, but I am not clear whether there will be any changes to the boundaries of properties along Howards Drive, as a minimum I would anticipate 1.8 metres timber close boarded fencing be it existing or new.
- There is no mention of the security of the cycle stores and I would be looking for digital locks to be fitted with the codes known only to the relevant residents.
- No doubt general garden maintenance will be completed by the Council.

### **Comments received from local residents:**

#### Reverend Stevenson

As local vicar for the parish of Warners End & Gadebridge I'm delighted to support this application, and would be very pleased to see the former church site of St. Peter's Church being used to provide affordable housing in the community of Gadebridge.

#### 2 Howards Drive, Hemel Hempstead

The following points need to be confirmed before deciding whether to support or not:

- The height of building is not higher than bell-tower.
- What measures are being taken to prevent my property, and other houses in Howards Drive, from being overlooked.
- Whether or not an additional boundary will be placed between my back fence and parking bays

### **Considerations**

#### Policy and Principle

The application site is located within an area designated under the local plan as a Local Centre. Policy 39 establishes the appropriate uses in local centres:

“A broad range of compatible uses will be permitted. Shopping will be a prime component in each centre. Business development will also be acceptable in the context of the overall supply of business floorspace under Policy 30. However, shopping and business development will not be permitted where it would prevent the provision of other appropriate uses, or result in an unacceptable loss of diversity within the centre.

Other appropriate uses will include:-

Financial and professional services;  
Catering establishments;  
Indoor recreation and leisure;  
Car parking;

Social and community uses, e.g. library, public toilets;  
Hotels; and  
Residential.”

The change of use of the site to residential is therefore appropriate with regard to Policy 39.

The former use of the site as a church hall has established a community use for the site, therefore the loss of the community facility shall need to be considered. Policy 68 states the following; “Planning permission will not be granted for development which would result in the loss of viable social and community facilities, unless satisfactory alternative provision is made.”

The building has been vacant for a considerable amount of time with limited interest from potential occupiers; this is presumed to be for two reasons; the site is in a poor state of repair; and there are a number of alternative sites within the immediate vicinity, including the adjacent community centre, the Rossgate School opposite and other church buildings nearby. In order to bring the building into a useable standard a considerable amount of work and finance would be required, and even after this exercise the facility provided would be a replication of facilities readily available within the area; therefore the site in its current state/use is not considered to be a viable social or community use. In addition to this, due to covenants placed on the building when vacated by the church, the building can only be developed for further church uses, or as a provision for affordable housing; the financial proceeds for selling the site for such a use are to be reallocated to the nearby St Albans Church, Warners End, thereby facilitating improvements to other community facilities in the area.

There is sufficient evidence to suggest that there shall not be a deficit of community facilities as a result of the development.

With regard to the points raised above there is no objection to the principle of the proposed development and the development is considered to accord with Policies 39 and also policy CS23 of the Core Strategy.

#### Impact on Street Scene and Surrounding Area

The proposed development puts forward a 'T' shaped design to the plan of the building, with the front elevation facing onto Galley Hill, set back a short distance from the highway edge. The building is approximately 2.9m higher than the ridge of the existing building and is comparable in height to the existing bell tower element of the existing building. The rear element of the proposed building is narrower than the front elevation, giving the 'T-shaped' form.

The layout places the development to the front of the site, allowing the parking to be located to the rear within a secure location with natural surveillance from the residential units. Storage for cycles and other items is provided within a structure along the north west elevation.

There is a variety of building designs within the surrounding area, due to the mixed use nature of the location; the school, and community centre have flat roof designs, while the residential uses nearby are of pitched roof. The application site sits between these.

The proposal puts forward an increase in height over the existing building, and due to the design of the building, a notable increase in bulk as the flat roof design with square elevations shall impose a greater structure in this location. Despite this increase in bulk, this is not considered to amount to a detriment to the character or general visual appearance of the street scene. The building is set within the site at such a location that the bulk of the building shall not impose on other surrounding buildings as these are of sufficient distance away. The design feature, and elevational treatment, with roof overhang, bold fenestration openings, balcony structures and material finish shall add interest to the building, and subsequently

provide a vibrant addition to the street scene of galley hill.

### Impact on Neighbours

Neighbouring residential properties are located to the south west of the site, and the impact on these is of highest importance. Properties of Howards Drive have their rear elevations facing into the site; the respective domestic gardens provide separation from the site boundary. The proposed building increases the height over the existing structure and the impact on the nearby residential properties must be addressed.

### *Sunlight / Daylight*

The closest property is No.2 Howards Drive (no.2HD), in comparison to the existing structure the proposed building shall be higher and nearer. However, the proposed building would not intercept a 25 degree line drawn out from the rear elevation of no.2HD which indicates that the building would not cause any significant loss of daylight to this property. In addition the proposed building is situated due north east of no.2HD therefore the potential for loss of daylight is greatly reduced. The building shall not have an impact with regard to daylight as the distance between these properties is sufficient.

With regard to other properties on Howards Drive, these are of a greater distance away due to the stagger in the terrace of Howards Drive, and also as the form of the building is narrower at this point, there is greater distance between these units and the impact of the bulk of the building is reduced.

There is no detriment to surrounding residential properties as a result of the proposed development.

The community centre to the east of the site is the closest property to the proposed development. There are a number of small windows within the elevation of the community centre facing the development site, but as these are not residential properties the impact of the development is not likely to significantly affect the operation of the community centre.

### *Privacy*

The local plan policy seeks a minimum distance of separation between elevations with habitable windows of 23m. The rear elevation of no.2HD is 23.84m from the flank elevation of the proposed building, which is close to the minimum distance, however, this elevation has been designed to contain only a single kitchen window at each floor, and part of the corner window to the living rooms. To ensure overlooking shall not occur from this window a condition for obscure glass to be used for the bottom half of the kitchen windows at first and second floor shall be added should permission be granted.

Further back into the site the separation from the properties on Howards Drive and the proposed dwelling increases to 30m due to the plan form of the building and the stagger in the terrace of Howard's Drive. The development includes balconies at this elevation where the actual and perceived level of overlooking is increased, however, at a distance of 30m loss of privacy is reduced.

### *Noise and Disturbance*

The use of the site is residential is not considered to give rise to any significant issue of loss of residential amenity through noise and disturbance.

### *Overbearing*

The building is of appropriate distance from surrounding uses to ensure that overbearing shall not occur.

### Impact on Trees and Landscaping

The only exceptional landscape feature of the site, a large pseudo acacia tree at the Galley Hill boundary is infected by a fungus and will have to be removed.

A new specimen tree of a type with fairly rapid growth will be planted. As well as providing visual amenity, this new tree once mature will ensure that additional summer shading of the building is provided.

Other landscaping is designed to be decorative as well as functional. The railings are planted with shrubs to provide an informal hedge effect screening the flats from passers-by.

Each of the ground floor flats has a patio or mini garden, partly paved and partly grassed.

### Sustainability

There is an aspiration to build this development to Passivhaus standards. Passivhaus buildings use so little energy for heating that there will enormous advantages for the future residents, who will be allocated flats from the housing waiting list.

The principles behind Passivhaus were devised in the early 1990s and the Passivhaus Institute was established in Germany in 1996.

A Passivhaus building is designed to certain scientific principles which ensure that the energy consumption is only about 10% of that consumed in a "normal" dwelling.

This efficiency is achieved by a combination of features which are listed below:

- A building with a simple shape
- A highly insulated building with an average U value of 0.15
- Windows and doors with a U value of 0.8 (triple glazing)
- Air tightness 10 times better than the current Building Regulations
- Minimal thermal bridges
- A mechanical ventilation system with at least 80% heat recovery
- Orientation which takes advantage of the winter sun with small windows on sunless elevations
- External blinds, canopies or balconies to reduce summer solar heat gain but which permit winter solar heat gain to the interior

Solar panels are the ideal type of renewable energy plant for supplementary water heating for a Passivhaus building and these are proposed to be located on the flat roof in groups to facilitate the distribution system. There is also ample space on the roof for a photovoltaic array which will attract a grant for the Council under the Renewable Heat Incentive (RHI) scheme. The control equipment will be located within the roof housing.

### Access and Parking

The site is to be accessed from The Nokes, with the parking and turning area to the rear of the building.

The site is located immediately adjacent to a neighbourhood centre which contains a number of shops and community facilities, including a public house and a restaurant. There is a primary school opposite, an open space nearby and a doctors` surgery and secondary school



within 10-15 minutes` walk. Buses stopping on both sides of Galley Hill about 50 metres away connect to Hemel Hempstead Town Centre.

Within the site 9 allocated car parking spaces are proposed for the 9 households. The site is located with accessibility zone 3, appendix 5 of the Local Plan would seek a maximum parking provision of 1.5 spaces per unit, equating to a provision maximum provision of 13.5 spaces.

The provision of 1 space per unit is considered appropriate in this location. Provision is made within the site for 9 external cycle stores.

### Refuse

The site contains common refuse stores, including ample provision for recycling containers. These are located close to The Nokes, the public highway for ease of collection.

### Planning Obligations

The proposed development of 9 x 2 bed units would yield the following planning contribution payments:

<i>Head of Term</i>	<i>Amount</i>
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#### **DBC**

Allotments	£432
Outdoor Pitches	£3,141
Cycles	£468
Child Play Space	£10,944
Natural Green Space	£171
Travel Smart	£225

#### **Herts County Council**

Primary Education	£10,503
Secondary Education	£2,349
Nursery Education	£1,944
Childcare	£585
Youth	£54
Libraries	£738

#### **Herts Highways**

Sustainable Transport	£6,750
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<b>Total</b>	<b>£38,304</b>
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A legal agreement shall be completed to secure these obligations.

### **Conclusion**

The proposed development adheres to the relevant policy of the Adopted Local Plan and the emerging Core Strategy and is therefore recommended for approval. The scheme is recommended for delegation to the Group Manager - Development Management and Planning with view to approval subject to the expiration of the public consultation period and the completion of a legal agreement in accordance with the planning obligations above.

RECOMMENDATION - That determination of the application be **DELEGATED** to the

Group Manager - Development Management and Planning with view to approval subject to the expiration of the public consultation period and the completion of a legal agreement in accordance with the planning obligations above and the conditions below .

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

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2 No development shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted shall have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.**

Reason: To ensure a satisfactory appearance to the development.

- 3 The windows at first and second floor level in the south west elevation elevation of flats 6 and 9 in the building hereby permitted shall be permanently fitted with obscured glass to an internal level of 1.7m unless otherwise agreed in writing by the local planning authority.**

Reason: In the interests of the residential amenities of the occupants of the adjacent dwellings.

- 4 No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the buildings is occupied. Development shall be carried out in accordance with the approved details.**

Reason: To ensure a satisfactory appearance to the development and to safeguard the visual character of the immediate area.

- 5 The development hereby permitted shall not be occupied until the arrangements for vehicle parking and circulation shown on the approved layout plan shall have been provided, and they shall not be used thereafter otherwise than for the purposes approved.**

Reason: To ensure the adequate and satisfactory provision of off-street vehicle parking facilities.

- 6 Prior to the commencement of the development hereby permitted details of a surface and foul water drainage system shall be submitted to and approved in writing by the local planning authority. The surface water drainage system shall be a sustainable drainage system and shall provide for the appropriate interception of surface water runoff so that it does not discharge into the highway or foul water system. The development shall be carried out and thereafter retained fully in accordance with the approved details.**

Reason: To ensure that the site is subject to an acceptable drainage system serving the development.

7 Unless otherwise agreed in writing by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until Conditions (a) to (d) below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until Condition (d) has been complied with in relation to that contamination.

**(a) Site Characterisation**

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
  - human health,
  - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
  - adjoining land,
  - groundwaters and surface waters,
  - ecological systems,
  - archeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's *'Model Procedures for the Management of Land Contamination, CLR 11'*.

**(b) Submission of Remediation Scheme**

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

**(c) Implementation of Approved Remediation Scheme**

**The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.**

**Following completion of measures identified in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.**

**(d) Reporting of Unexpected Contamination**

**In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Condition (a) above, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of Condition (b), which is subject to the approval in writing of the Local Planning Authority.**

**Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with Condition (c).**

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy 11 of the adopted Dacorum Borough Local Plan 1991 - 2011.

**INFORMATIVE:**

The applicant is advised that a guidance document relating to land contamination is available in the Council's website:

<http://www.dacorum.gov.uk/default.aspx?page=2247>

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**The development shall not be occupied until the access, car parking and turning areas have been constructed, surfaced and permanently marked out. The car parking and turning areas so provided shall be maintained as a permanent ancillary to the development and shall be used for no other purpose at any time.**

Reason: To ensure that adequate parking is provided at all times so that the development does not prejudice the free flow of traffic or the conditions of general safety along the adjacent highway, or the amenities and convenience of existing local residents and businesses.

**HIGHWAY INFORMATIVE:** The highway authority require the construction of the

vehicle cross-over/new access onto The Nokes to be undertaken by approved contractors so that the works are carried out to their specification and by a contractor who is authorised to work in the public highway. The applicant will need to contact [www.hertsdirect.org](http://www.hertsdirect.org) or telephone 0300 1234 047 for further instruction.

9 **The development hereby permitted shall be carried out in accordance with the following approved plans:**

**P/01**  
**P/10**  
**P/11**  
**P/12**  
**P/13**  
**P/14**  
**P/20**  
**P/21**  
**P/30**  
**P/40**  
**P/41**  
**P/45**  
**S10-356-100A**

Reason: For the avoidance of doubt and in the interests of proper planning.

NOTE 1:

This decision to grant planning permission has been taken for the following reason and having regard to the policies and proposals in the development plan set out below and to all other material planning considerations, including relevant supplementary planning guidance.

The site is located in an area where residential development is acceptable in principle in accordance with Policy 2 and 9 of the Borough Plan. The proposals are considered acceptable with regard to Policy 68 and Core Strategy Policy CS23 with regard to the loss of a community facility. There would be no adverse effects on the appearance of the appearance of the street scene. The amenity of adjoining neighbours would not be adversely affected. Car parking within the site is adequate. The proposals therefore accord with Policy 11 of the Borough Plan and CS11 and CS12 of the Core Strategy.

NOTE 2:

The following policies of the development plan are relevant to this decision:

**Dacorum Borough Local Plan 1991 - 2011**

Policies 2, 9, 10, 11, 13 16, 18, 20, 21, 39, 40, 58, 68, 101, 122, 123, and 124  
Appendices 1, 3 and 5

**Supplementary Planning Guidance**

Environmental Guidelines

Residential Character Area: HCA 6 - Gadebridge

Water Conservation & Sustainable Drainage

Energy Efficiency & Conservation

Accessibility Zones for the Application of Parking Standards

**Core Strategy Policies**

CS1, CS4, CS11, CS12, CS13, CS23 and CS29

**NOTE 3: Article 31 Statement**

Planning permission has been granted for this proposal. The Council acted pro-actively through early engagement with the applicant at the pre-application stage which lead to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012.