



DEVELOPMENT CONTROL COMMITTEE
Thursday 24th September 2015 at 7.00 PM

ADDENDUM SHEET

5.01

4/01288/15/FUL - EXTENSION TO EXISTING BUILDING AT SOUTH WESTERN BOUNDARY TO FORM 2 NO 1 BED FLATS AT FIRST AND SECOND FLOOR LEVELS, AND ALTERATIONS TO ELEVATIONS

263-265, HIGH STREET, BERKHAMSTED, HP4 1AB

Additional Analysis on the Parking Implications of Implementation of the Conversion from Office to Residential Under the Prior Notification Scheme

Under the government's prior notification scheme, the conversion of 263-265 High Street from office to residential use was confirmed as permitted development on 16/02/2015. The local planning authority determined that prior approval was not required for issues of contamination risk, flood risk or transport or highways impacts, as these were found to be acceptable and therefore formal planning permission for the conversion was not required.

The agent has confirmed, on behalf of the applicant, that the building is currently vacant and preparatory works for the conversion have commenced on site ('stripping out') for the purposes of implementing the conversion to residential. For the avoidance of doubt, the proposed extension should also be assessed as an extension to a residential building.

Should the conversion of the existing building to residential use be completed, the current application for two additional 1-bedroom flats would still comply with requirements for amenity provision and car parking provision on the site. Even taking into account the loss of parking spaces to accommodate the extension, and allocation of 1 parking space per each of the 2 new flats, adequate car parking would remain on the site for future occupants of the 19 flats converted under permitted development rights.

The office use on the site had a total of 32 car parking spaces. Dacorum Borough Council's Supplementary Planning Guidance (SPG) states that for residential properties in Accessibility Zone 2, one bed properties should provide 1 parking space and two bed properties 1.5 parking spaces. For the 19 residential units formed under prior notification, this equated to 22 spaces, ie $(13 \times 1) + (6 \times 1.5)$.

In the current proposal, the extension forming two additional apartments removes several of the existing parking spaces in the car park leaving a total of 23 spaces for the 21 units. The standards in the SPG indicate these 21 units (15 one bed and 6 two bed) should have 24 parking spaces, $(15 \times 1) + (6 \times 1.5)$, which is one more than those proposed. For residential development, the SPG expects all parking demand to be accommodated on site; although it also says that reduced provision may be acceptable for high density residential proposals in appropriate locations.

Therefore, although the car parking provision would be 1 space less than the Dacorum maximum standard, this would not warrant a refusal of the application in this highly sustainable town centre location. Cycle parking is provided to the rear of the development with 22 cycle spaces in a secure storage area.

Comments received from Herts County Council Historic Environment Advisor (Archaeology)

The site lies within Area of Archaeological Significance No 21 which includes the medieval and later town of Berkhamsted and its castle, and also evidence of prehistoric and Roman occupation. The High Street was established on the line the the Roman road, Akeman Street. The proposed extension is located on the site of a 19th century British School, which itself was built on the site of Berkhamsted's 18th century workhouse [Historic Environment Record 9298]. The site also has the potential to contain evidence for earlier post-medieval and medieval occupation, since the site of the documented medieval church of St James [HER 9181] is nearby and evidence of medieval occupation has been recovered from archaeological investigations at no's 256, 286-90, 300 and 320A High Street.

I believe that the position and details of the proposed development are such, that it should be regarded as likely to have an impact on significant heritage assets with archaeological interest. I recommend, therefore, that the following provisions be made, should you be minded to grant consent:

- 1 the archaeological field evaluation via a process of 'strip, map and record' to the archaeological horizon, of the footprint of the proposed extension, and the archaeological monitoring of removal of the existing hard standing, and of any other areas which will be the subject of significant ground disturbance, e.g. drainage, services, etc.
- 2 the archaeological investigation of any remains encountered during this process, and a contingency for the preservation of any remains *in situ*, if warranted.
- 3 the analysis of the results of the archaeological work with provisions for the subsequent production of a report and an archive, and if appropriate, a publication of these results.
- 4 such other provisions as may be necessary to protect the archaeological interest of the site.

I believe that these recommendations are both reasonable and necessary to provide properly for the likely archaeological implications of this development proposal. I further believe that these recommendations closely follow para. 141, etc. of the National Planning Policy Framework, relevant guidance contained in the National Planning Practice Guidance, and the recently issued Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015).

In this case two appropriately worded conditions on any planning consent relating to these reserved matters would be sufficient to provide for the level of investigation that this proposal warrants. I suggest the following wording:

Condition A

No demolition/development shall take place/commence until a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Condition B

i) Demolition/development shall take place in accordance with the Written Scheme of Investigation approved under condition (A).

ii) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Amended Recommendation

That the application be GRANTED subject to the attachment of two further planning conditions to the published report (as worded by the Herts County Council Historic Environment Advisor above).

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5.02

4/02491/15/FHA - SINGLE STOREY REAR EXTENSION

**7 ASHRIDGE COTTAGES, NETTLEDEN ROAD, LITTLE GADDESSEN,
BERKHAMSTED, HP4 1PW**

Clarification on Rural Area considerations

As stated in the published report the site lies within the Rural Area. According to Saved Policy 22 of the Dacorum Borough Local Plan (DBLP) extensions to houses within the Rural Area should be limited to a 50% increase (150% including the original house).

In terms of 7 Ashridge Cottages the original property had a size of 82.88 square metres. This was increased by 26.84 square metres (32.4%) by virtue of the two-storey rear extension granted planning permission in 2006. The current application proposes a further 13.45 square metre increase to the size of the property. This equates to a 48.6% increase over the original building (148.6% including the original house).

In the published report it was stated that the proposed extension would take the property above the 150% criterion. However, more detailed calculations have established that the existing and proposed extensions would fit within the envelope of the original house's ground floor. Therefore, the proposed development is fully compliant with the quantitative aspect of DBLP Policy 22.

Comments received from Hertfordshire Ecology

It is considered there not a likelihood of protected species (bats) being affected by a single storey extension, even if they were in the main roof. As such it is not considered necessary for an Informative is necessary regarding the potential for bats and the LPA can determine the application without further consideration for bats.

Recommendation

As per the published report.

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5.03

4/02492/15/LBC - SINGLE STOREY REAR EXTENSION

**7 ASHRIDGE COTTAGES, NETTLEDEN ROAD, LITTLE GADDESSEN,
BERKHAMSTED, HP4 1PW**

Recommendation

As per the published report.



5.04

4/02844/15/FHA - TWO STOREY REAR EXTENSION (AMENDED SCHEME)

10 NEW MILL TERRACE, TRING, HP23 5ET

No update.

Recommendation

As per the published report.



5.05

4/02858/15/FUL - VEHICLE CROSSOVER

26 SOMERIES ROAD, HEMEL HEMPSTEAD, HP1 3PH

No update.

Recommendation

As per the published report.