

**4/01335/17/FUL - DEMOLITION OF EXISTING HOUSE AND GARAGE. CONSTRUCTION OF 2 NO. 4 BEDROOM HOUSES AND EXTERNAL WORKS.
17 TRING ROAD, WILSTONE, TRING, HP23 4NU.
APPLICANT: Frithsden Construction (SW) Ltd..**

[Case Officer - James Gardner]

Summary

This application is recommended for approval. The development would provide an additional unit of housing, would satisfactorily integrate with the streetscape character, would not adversely impact adjoining residents and would conserve and enhance the Wilstone Conservation Area.

Site Description

The application site is located on Tring Road, Wilstone and comprises a detached 1950/60s gable fronted dwelling with an existing garage leading to a free-standing garage proximate to no. 19's flank wall. The dwelling is externally finished in brick with timber weatherboarding detail. The roof, which contains two side-facing dormer windows, is finished in concrete roof tiles.

There is a lawn located to the front which is enclosed by an attractive brick wall in Flemish bond. To the rear, the garden is enclosed by a mixture of close boarded fencing and a brick wall.

The area is predominantly characterised by terraced dwellings but there are examples of semi-detached and detached properties.

Proposal

The application proposes the demolition of the existing dwelling and the construction of two (4-bed) detached dwellings.

The dwellings would be 10.79 metres deep at ground floor level and 7.41 metres at first floor level. They would have a width of 6.52 metres and a maximum ridge height of 7.95 metres. Two parking spaces are proposed for each dwelling.

The dwelling closest to no. 15 Tring Road would have a variable distance between the building and boundary ranging from 1.25 metres at the front corner and 0.95 metres at the rear corner. The dwelling closest to no. 19 Tring Road would also have a variable distance from the boundary – 0.90 metres at the front corner and 0.86 metres at the rear corner. Both dwellings would be set back from the highway by approximately 11.50 metres.

Referral to Committee

The application is referred to the Development Control Committee due to the contrary views of Tring Rural Parish Council.

Policies

National Policy Guidance (2012)

National Planning Policy Framework (NPPF)

Adopted Core Strategy (2013)

CS1- Distribution of Development
CS2 - Selection of Development Sites
CS7 – Rural Area
CS8 - Sustainable Transport
CS10 - Quality of Settlement Design
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS17 - New Housing
CS29 - Sustainable Design and Construction

Saved Policies of the Dacorum Borough Local Plan (2004)

Policy 10 - Optimising the Use of Urban Land
Policy 18 - The Size of New Dwellings
Policy 21 - Density of Residential Development
Policy 51 - Development and Transport Impacts
Policy 58 - Private Parking Provision
Policy 99 - Preservation of Trees, Hedgerows and Woodlands
Policy 100 - Tree and Woodland Planting
Appendix 3 - Gardens and Amenity Space
Appendix 5 - Parking Provision

Summary of Representations

Hertfordshire Property Services

Herts Property Services do not have any comments to make in relation to financial contributions required by the Toolkit, as this development is situated within Dacorum's CIL Zone 2 and does not fall within any of the CIL Reg123 exclusions. Notwithstanding this, we reserve the right to seek Community Infrastructure Levy contributions towards the provision of infrastructure as outlined in your R123 List through the appropriate channels.

Hertfordshire Archaeology

The proposed development lies within Area of Archaeological Significance no. 13, as identified in the Local Plan. This covers the historic village of Wilstone, which has medieval origins (Historic Environment Record no. 4435). Medieval records suggest that it was only ever a modest hamlet at that time. By the mid 16th century it was wealthier than Puttenham, Wigginton or Aldbury, and it benefitted greatly from the construction of the Grand Union Canal and reservoir at the end of the 18th century.

The proposed development site is 20m away from no. 13 Tring Road, a Grade II Listed 15th century timber-framed house (HER no. 15962), suggesting that this part of Wilstone may have been within the later medieval hamlet. The nearby half Moon public house is a mid-17th century building, also Grade II Listed and timber-framed (HER no. 13394).

The 1878-1892 Ordnance Survey 1st edition map shows a structure, presumably a dwelling, within the proposed development area. This has been demolished by the time of the OS 2nd edition (1899), and its age and provenance is unknown, although it appears to have been a sizeable detached structure.

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

- 1. the archaeological monitoring of groundworks related to the development, including all ground reduction, foundation trenches, service trenches, landscaping, and any other ground disturbance. This should include a contingency for preservation or further archaeological investigation of any remains encountered;*
- 1. analysis of the results of the archaeological work with provisions for subsequent production of a report(s) and/or publication(s) of these results & an archive;*
- 1. such other provisions necessary to protect the archaeological interests 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 the policies included within Policy 12 (para. 141, etc.) of the National Planning Policy Framework. and the guidance contained in the Historic Environment Planning Practice Guide.

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.

If planning consent is granted, then this office can provide details of requirements for the investigation and information on archaeological contractors who may be able to carry out the work.

Tring Rural Parish Council

The Parish Council discussed both applications last night and are Objecting to both applications on the basis of:

- 1) Density – they want to clarify that this isn't density in relation to the rest of the village but a density increase in terms of what is on the plot now. Several of the Councillors felt that the plot is too narrow at the front for two or three houses
- 2) Parking and traffic – at this location in Wilstone parking and traffic is already an issue and the Council feel giving permission for these dwellings would add to the problem.

Highways and Parking

Awaiting final comments...

DBC Building Control

No comments received.

DBC Conservation

No formal comments received.

Three Valleys Water

No comments received.

Thames Water Utilities

No comments received.

Canal and Rivers Trust

Does not wish to comment.

Neighbour Comments

15 Tring Road

01/07/17 - *Regarding 4/01335/17/FUL -*

a) we do not like that there is a lack of separation between the two proposed dwellings and the loss of the historic boundary wall at the front

b) refer to the saved local plan which states that amenities required are a metre from the boundary, are they?

How far are the proposed buildings away from our boundary?

Loss of privacy is also a concern, is all glazing facing our property to be obscure?

If solar panels are installed on the roof, would they be to the front or rear of the building(s)?

What arrangements are to be made regarding noise and security during the build?

Whichever scheme is approved, please may we have a programme of works.

27/07/17 –

- 1) Aesthetically the proposal looks more in keeping with the village, now the "centre gap" has been closed.*
- 2) The proposal sits better on the existing footprint/site.*
- 3) The probable maximum, of upto sixteen, additional people on the site means that privacy, noise and smell will significantly increase.*

General comments and queries on this updated proposal:

- a) Water pressure in Wilstone is low, what steps are being taken to prevent the new build, times two and with upto 16 additional people on the site, worsening this?*
- b) There are problems with foul drainage in Wilstone, can you confirm that the new build, with so many additional people, will not exacerbate the issues already encountered?*
- c) Can you confirm that the new build will not affect the roots of our large tree on the front drive?*
- d) As mentioned in earlier correspondence, would you confirm that the space between the boundary of the new build and adjacent properties adheres to any government or local plans/policies?*
- e) What arrangements will the builder be making regarding noise and security during the build?*
- f) When agreement has been reached, please may we have a programme of works?*

19 Tring Rd

We both support the application for two 4 bedroom, although we have reservation to the windows (maybe obscure glass) at the side (north west) as this will still have views to the rear of our property.

21 Tring Road

22/06/17 - *Because the proposed development contains parking for 6 cars at the front of the houses, the whole development is pushed back from the road, on a line with no 15. This deprives light from nos 15, 19, 21 and 23.*

Whilst I applaud the idea of building houses in a similar style to the existing Victorian ones, it is a shame that your instead of pleasant small front gardens, all residents will see is parked cars.

24/07/17 - *I would like to bring to the attention of the developer and the highways dept, that the current drive for no 17, where it meets the road, regularly floods due to lack of adequate drainage, and blocked road drains.*

Kingfishers, Sandbrook Lane

Objection based on the availability of parking and added congestion in the village. Car parking on Tring Road and Sandbrook Lane is already at a premium and the planned buildings will

reduce the available parking on Tring Road.

Additionally the situation will be even more exaggerated when the building work starts - a mixture of lorries, vans and cars. Where will they park?

Relevant Planning History

No recent history.

Considerations

Policy and Principle of the Development

The application site is located within the village of Wilstone which is located within the defined Rural Area. Development is supported in Wilstone provided that it supports the vitality and viability of the community, causes no damage to the existing character of a village and / or surrounding area and is compatible with policies protecting and enhances the Rural Area.

Aldbury, Long Marston and Wilstone are the largest settlements within the Rural Area and provide homes for several hundred people, as well as containing important services and facilities which need to be maintained. These villages are considered to be the most suitable locations for small-scale sensitively designed development that meets the long-term needs of the rural community and wider countryside.

Policy CS17 of the Core Strategy seeks to promote residential development to address a need for additional housing within the borough and new dwellings are supported in principle by policy CS18 of the Core Strategy.

The National Planning Policy Framework (henceforth referred to as the NPPF) encourages the provision of more housing within towns and other specified settlements and encourages the effective use of land by reusing land that has been previously developed.

The main issues to the consideration of this application relate to the impact on the development on the Wilstone Conservation Area and the amenity of the adjoining residential properties.

Impact on Character and Appearance of Area and Effect on the Street Scene

Core Strategy Policies CS11, CS12 and CS13 state that development within settlements should respect the typical density in the area, integrate with the streetscape character and contribute to the quality of the public realm. Chapter 7 of the NPPF states that planning policies and decisions should not attempt to impose architectural styles or particular tastes and, in particular, states that permission should be refused for development of a poor design which fails to improve the character and quality of the area.

The proposal would result in a density of 31.4 dwellings per hectare (based on two dwellings on a plot of 0.0063ha).

Whilst the terraced dwellings in the vicinity are of a significantly higher density, the density would not be dissimilar to that of nos. 15 and 13 Tring Road (20 dwellings/HA and 16 dwellings/HA, respectively), both of which occupy large spacious plots. The application site would thus act as a transition between the higher density terraced properties and the lower density detached properties. As such, the proposed development complies with Policy CS11 of the Core Strategy which states that development should respect the typical density in an area.

The current layout is considered to be acceptable and is the result of discussions with the applicant and his agent.

The grass verge running from the junction of Sandbrook Lane and Tring road (outside no. 23) up to the junction of The Mill and Tring Road (outside no. 13) and, to a degree, the garden of no. 15 itself, provides a welcomed green buffer and some visual relief. Consequently, it has been agreed that the crossovers will be constructed from Golpla or other similar gravel finish so as to the limit the visual impact on the grass verge.

The building line of the proposed dwellings would be pushed forward by approximately 2.80 metres and thus closely match that of the adjoining terrace. This is considered to be an improvement upon the existing situation.

Sufficient access has been retained around the side of the dwellings for easy access to the rear gardens.

Quality of Design

In design terms the dwellings are considered to be of an acceptable design and appearance and would respect the architectural style prevalent in the area.

The following materials have been proposed to be used in the construction:

Proposed Materials	
External Walls	Red Multi Bricks with Red Voussoirs
Roofs	Natural Slate
Windows	White timber sash windows to front
Windows	White timber casement windows to rear
Front Door	Timber painted
Bi-Fold Doors	White timber or aluminium

These materials are considered to be acceptable. Should planning permission be granted, a condition will be included requiring the use of the materials specified above.

With the exception of the small 0.5 metre gap between the dwellings, the Conservation Officer has no concerns with regard to the impact the development would have on the Wilstone Conservation Area. The Conservation Officer's expert opinion is held in high regard; however, it is the planning officer's view that the gap in question is unlikely to be perceived unless standing directly in front of the development. Furthermore, the historic nature of Wilstone is such that a range of gaps between buildings is present.

The rear-most 3.37 metres of the extension would be of single storey construction with a mono-pitch roof measuring 3.50 metres high (2.20 metres at the eaves). This would reduce the overall bulk of the dwellings and add some character.

Landscaping and Amenity Space

Saved Appendix 3 of the Dacorum Local Plan requires new development to provide private open space, with private gardens normally being positioned to the rear of the dwelling and having a minimum depth of 11.5 metres. For infill developments garden depths which are below 11.5 metres but of equal depth to adjoining properties will be acceptable.

The dwellings would have respective maximum garden lengths of approximately 26 metres and 28 metres and would therefore comfortably meet the minimum requirement set out in saved Appendix

Impact on Surrounding Properties and Occupiers

The site is surrounded by residential properties and, consequently, there is the potential for overlooking of adjoining properties, visual intrusion and loss of sunlight and daylight.

Saved Appendix 3 of the Dacorum Borough Local Plan states that residential development should be designed and positioned in such a way that a satisfactory level of sunlight and daylight is maintained for existing and proposed dwellings. Significant overshadowing should be avoided (see the Building Research Establishment's report 'Site Layout Planning for Daylight and Sunlight'). Policy CS12 of the Core Strategy compliments this and requires development to avoid visual intrusion, loss of sunlight and daylight to the surrounding properties.

No. 15 Tring Road would be unaffected by the development as there would be no built development within close proximity.

The opposite side of the application site is bounded by no. 19 Tring Road which benefits from a single-storey rear extension with a steeply pitched slate roof. The effect of the roof pitch is to partially obscure the first floor window on rear elevation. The nearest edge of the proposed dwelling would be located approximately 0.85 metres from the boundary.

The two-storey element of the dwelling would meet the 45 degree rule. The fact that the rear-most 3.37 metres of the proposed dwellings would be of single storey construction would mean that there would not be a significant loss of sunlight and daylight.

Saved Appendix 3 of the Dacorum Local Plan (2004) states that residential development should be designed and laid out so that the privacy of existing and new residents is achieved, whilst Policy CS12 states that development should avoid loss of privacy and disturbance to the surrounding properties.

There would be no material increase in overlooking as a result of the development. The windows on the rear elevation would not result in any increase in overlooking to the rear gardens of the surrounding dwellings. Bearing in mind the proposed dwellings would be located closer to the road than the existing dwelling, the rear windows would, in fact, have less of an impact on the gardens of the surrounding properties.

Two windows are shown on the south-eastern and north-western elevational drawings, positioned at first and second floor level.

The windows on the south-eastern elevation would serve a staircase and look out onto the front driveway of no. 15 Tring Road. However, they are not considered to be detrimental to the amenity of neighbours. Areas at the front of dwellings are not considered to be especially private. Furthermore, the current dwelling has a side facing dormer window which overlooks the area in question. A certain level of overlooking, it should be noted, is not considered to be intrinsically negative as it can contribute to greater security by way of natural surveillance.

The windows on the north-western elevation would also serve a staircase. Given the primary purpose of the window is to provide natural light to the staircase, thus making sustained views unlikely, and the fact that there are currently no windows on no. 19's flank wall, it is not considered appropriate to impose a condition requiring these windows to be obscure glazed.

Noise Disturbance

The dwellings will be constructed to meet modern buildings regulations standards and therefore there is unlikely to be significant levels of noise disturbance to the surrounding dwellings. While it is acknowledged that there would inevitably be noise disturbance during construction, as is the case with all building work, this would be of limited duration - i.e. for the period of the construction. Were construction work to take place at unsociable hours, then Environmental Health legislation could potentially be exercised.

Parking

Policy CS9 states that the traffic generated by new development must be compatible with the location, design and capacity of the current and future operation of the road hierarchy, taking into account planned improvements and cumulative effects of incremental development.

Policy CS12 seeks to ensure developments have sufficient parking provision. Paragraph 39 of the NPPF states that if setting local parking standards authorities should take into account the accessibility of the development, the type, mix and use of the development, availability of public transport; local car ownership levels and the overall need to reduce the use of high emission vehicles. Policy CS8 and saved policies 57 and 58 (and associated Appendix 5) of the Local Plan promote an assessment based upon maximum parking standards. This is not consistent with Policy CS12 and the NPPF and, accordingly, more weight is given to the 'case by case' approach to parking provision prescribed in national policy and CS12

The construction of two 4-bedroom dwellings would give rise to a maximum parking standard of 3 spaces per dwelling, whereas the application would provide 2 spaces per dwelling.

It is acknowledged that many of the dwellings in this part of Wilstone do not benefit from off-road parking, in large part due to the preponderance of terraced properties in close proximity to the highway, precluding the construction of off-road parking. However, unrestricted on-street parking is available in the immediate area and the road is uncharacteristically wide for a settlement of this size. The current dwelling provides up to 2 off-road parking (according to Hertfordshire Highways the block paving which extends across the grass verge cannot be lawfully used for parking). On the basis that the current dwelling does not meet the maximum standard, it would be hard to object to 2 dwellings with an equal parking provision.

A site visit was carried out in the evening to determine the level of parking stress in the area at peak times. It was noted that there were spaces outside the application site.

Hertfordshire Highways have confirmed that they do not wish to restrict grant of planning permission subject to the inclusion of a number of conditions and informatives.

Refuse and Recycling

The Refuse Storage Guidance Note was adopted by Dacorum Borough Council as supplementary planning guidance on 10 February 2015.

The guidance note provides the following guidance and principles:

- Waste storage areas must be sited so that householders do not have to carry refuse more than 30m to the rubbish store.

The proposed layout would comply with this principle.

Guiding principles for residential waste storage/collection:

- Storage should be safe and convenient for householders to use.
- It should be easy for householders to wheel the bins to the boundary of the property for collection and back again (level access).
- Bins need to be collected as close to the boundary as possible.
- Storage should not be visually intrusive in the street scene.
- Storage should be designed to enable the safe and convenient collection of waste.

Bin storage would be located to the rear of both dwellings so would not be visually intrusive in the street scene. Side accesses of sufficient width is shown as being provided.

Trees and Landscaping

CS29 of the Core Strategy states that one new tree should normally be provided per dwelling.

Two new trees are proposed for the plot nearest no. 19, thus satisfying this requirement. Three existing trees (one in the front garden and two in the rear garden) of the plot nearest no. 15 are shown as being retained. Landscaping is to be incorporated into the frontage in order to help the development assimilate satisfactorily and retain the verdant feel present in this part of the Wilstone Conservation Area. Should planning permission be approved, a condition will be included requiring the submission of a landscaping scheme.

Response to neighbour comments

Of those matters not addressed elsewhere within this report, the following responses are provided:

- Potential issues with low water pressure

Affinity Water and Thames Water Utilities have been consulted with regard to this application but have not provided any comments. Given that the proposal would result in only one additional dwelling, there is unlikely to be a significant impact on water pressure.

- Potential issues with foul drainage

See above.

- Potential damage to roots of tree located in front garden of no. 15.

The grant of planning permission does not give the developer the right to damage the neighbours' property. Any such damage would be a civil matter between the parties concerned, not a planning matter.

- Car parking to front of dwellings would spoil appearance of area

The local planning authority has tried to take a pragmatic approach with regard to the level of parking provided onsite. Whilst it is acknowledged that many of the properties in Wilstone, owing to their historic nature, do not benefit from off-road parking, it is nevertheless incumbent upon the local planning authority to balance the realities of 21st Century living with protecting the historic nature of the Wilstone Conservation Area. The off-road parking provided on site is below the maximum standard and planting will be carried out to the front, in addition to the Rowan tree which is shown as being retained. Additionally, the impact of the vehicular crossovers will be limited by surfacing them with Golpla or another similar crate gravel system.

Noise disturbance from construction vehicle movements

- This is an inevitable part of construction and of limited duration. The scale of the development would not warrant the submission of a construction management plan.

Community Infrastructure Levy (CIL)

The application is CIL liable if it were to be approved and implemented. Policy CS35 requires

all developments to make appropriate contributions towards infrastructure required to support the development. These contributions will normally extend only to the payment of CIL where applicable. The Council's Community Infrastructure Levy (CIL) was adopted in February 2015 and came into force on 1 July 2015. This application is CIL liable.

The Charging Schedule clarifies that the site is in Zone 2 within which a charge of £150 per square metre is applicable to this development. The CIL is calculated on the basis of the net increase in internal floor area. CIL relief is available for affordable housing, charities and Self Builders and may be claimed using the appropriate forms.

Summary and Conclusion

It is considered that the proposed development would represent an improvement to the area and optimise the use of the available land – resulting in a net increase of one dwelling.

As such, the proposal is considered to comply with the National Planning Policy Framework, Policies NP1, CS1, CS4, CS8, CS11, CS12, CS17, CS18, CS27 and saved Appendix 5 of the Dacorum Borough Local Plan.

RECOMMENDATION - That planning permission be **GRANTED** for the reasons referred to above and subject to the following conditions:

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

217 pa2.201 B
217 pa2.202 B
217 pa2.203 B
217 pa2.204 B
217 pa2.205 B

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

- 3 The development shall be carried out in accordance with the Schedule of Materials submitted on Drawing Nos. 217 pa2.204 (B) and 217 pa2.205 (B).**

Reason: To ensure a satisfactory appearance to the development.

Reason: In the interests of the visual amenities of the Conservation Area.

- 4 No above ground development shall take place until full details of both hard and soft landscape works shall have been submitted to and approved in writing by the local planning authority. These details shall include:**

- soft landscape works which shall include planting plans; written specifications (including cultivation and other operations associated with**

plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate;

- proposed finished levels or contours;
- minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc);
- retained historic landscape features and proposals for restoration, where relevant.

The approved landscape works shall be carried out prior to the first occupation of the development hereby permitted.

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

- 5 **In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of [1 year] from the date of the occupation of the building for its permitted use.**

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998: 1989 Recommendations for Tree Work.

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the local planning authority.

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

- 6 **The trees shown for retention on the approved Drawing No. 217 pa2.201 (B) shall be protected during the whole period of site excavation and construction by the erection and retention of a 1.5 metre high chestnut paling fence on a scaffold framework positioned beneath the outermost part of the branch canopy of the trees.**

Reason: In order to ensure that damage does not occur to the trees during building operations.

- 7 **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.**

Reason: To ensure that reasonable facilities are made available to record archaeological evidence in accordance with the NPPF, Policy CS27 of the Dacorum Core Strategy (2013) and saved Policy 188 of the Dacorum Borough Local Plan (1991 - 2011).

8 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.

Reason: To ensure that reasonable facilities are made available to record archaeological evidence in accordance with the NPPF, Policy CS27 of the Dacorum Core Strategy (2013) and saved Policy 188 of the Dacorum Borough Local Plan (1991 - 2011).