

**4/01586/17/MFA - SEXTONS HUT; NEW RIDGE ROOFLIGHT AND CHANGE OF USE TO PROVIDE VISITOR INFORMATION POINT, UPGRADE PATHS AND EXTERNAL LIGHTING. THE CEMETERY, RECTORY LANE, BERKHAMSTED.
APPLICANT: FRIENDS OF ST PETER.**

[Case Officer - Fiona Bogle]

Summary

The application is recommended for approval.

The proposed development to restore/enhance/repair this very important previously neglected open space in the heart of the town of Berkhamsted is welcome and supported. The proposals contribute to the conservation of the historic fabric and monuments of the Rectory Lane Cemetery, an important historic and community asset. The proposals will improve access, facilities and provide a local resource with re-use and repair of the Sexton's Hut as an information centre to become a sustainable community asset in accordance with the NPPF and Policies CS12, 23, 25 and 27 of the Core Strategy and the Saved Local Plan.

Site Description

The application site comprises the Rectory Lane Cemetery which is located between Rectory Lane and Three Close Lane to the South of High Street Berkhamsted behind the Rex Cinema and extends in a southerly direction along Three Close Lane where the land rises to the Hilltop Road Estate. A stepped public right of way runs from the bend in Three Close Lane to the south east corner of the site. A stepped brick and half round brick capped wall bounds the eastern side of the site adjacent to the right of way. The footpath continues westwards to Chesham Road. The Berkhamsted Conservation area boundary defines the elongated southern section of the cemetery and the northern section falls within an Area of Archaeological significance. The cemetery gates/entrance walls at Rectory Lane are locally listed buildings as is the memorial arch centrally located and the Sextons Hut adjacent to the Three Close Lane entrance. The site comprises defined Open Land within the town of Berkhamsted and contains more than 200 trees including Yew Tree walks to define pathways. The trees on the Rectory Lane verge adjacent to the western boundary are subject to a Tree Preservation Order. The cemetery has remained an open site where various ecological habitats have established themselves over the years. The Burial Ground has a pleasant, mature parkland feel which has evolved over the years. In the upper sections, new plants have established as well as anthills in the upper section below the top terrace. A good selection of birds, bats, mammals and butterflies reflect the ecological importance of the site.

Background

Rectory Lane Cemetery was opened in 1842 as a detached churchyard to St. Peter's Church utilising land to the rear of the former Egerton House, now site of the Rex Cinema. Demand for space meant that two further terraces were opened and consecrated in 1894 and 1921 respectively making 3 acres in total. The lower section is managed by DBC and the Parochial Church Council is responsible for the 2 extensions. The cemetery contains several Commonwealth War Graves from both World War I and World War II. The Cemetery constitutes an archive in its own right charting the development and story of the town of Berkhamsted from c.1760 to c.1945. Some key people are buried here – particularly of military eminence including the grave of General Horace Smith-Dorrien, a veteran of the Second Boer War and WWI and former Governor of Gibraltar. There are memorials to personalities who shaped the growth of Berkhamsted and other well-known people with London and global connections including a large monument to many members of the Cooper family, (William was renowned for pioneering the use of sheep-dip in the family's extensive chemical works at Berkhamsted Hill). The Cemetery is a heritage asset for the town with 30,000 trips through the

cemetery a year.

In 2013 responsibility for the care of the cemetery was delegated by the PCC and DBC to the Friends of St Peter's, an independent charitable trust. The Friends have worked hard to recover the cemetery from its overgrown condition and have undertaken research into the historical associations of the people buried there and into the flora, fauna and history of the site. The Friends are now in the process of securing a Heritage Lottery Fund grant which will enable them to undertake work to maximise the benefits that can be gained from the use and improvement of the cemetery, both for the families whose family members are buried there and for the wider community.

The Friends of St. Peters have received initial support from the Heritage Lottery Fund (HLF) and the Big Lottery Fund (BIG) for the project. The aim is to restore the town's burial ground and enhance this previously neglected place into an open space in the heart of the town by conserving the historic fabric and monuments and improving access, facilities and interpretation through some carefully devised interventions to become a sustainable community asset. The project aims to carry out essential conservation work on memorials, pathways, seating and walls, improving access and interpretation on site and enriching wildlife. Information on the 1,000 memorials and 7,000 burials are to be digitised.

The works proposed include:

- Creation of a comprehensive register and plan of burials
- Conservation of monuments
- Upkeep of the historic buildings and boundary walls
- Reinstatement of the principal entrances
- Introduction of improved signage and interpretation
- Improving access through, e.g, the reinstatement and improvement of paths and steps
- Creation of a Garden of Remembrance and Memorial Wall
- Management of existing trees
- Planting of trees
- Creation of wildlife reserve
- Introduction of appropriate seating
- Introduction of water supply and electricity

Proposal

The application seeks planning permission for the restoration/repair/upgrade and general enhancement of the cemetery as outlined above. There are a number of elements in respect of the restoration works however, that do not require formal planning permission. The elements for which planning permission is sought are as follows:

1. The change of use and repair of the existing derelict Sexton's Hut to a visitor information point.
2. The introduction of a ridge roof light on the Sexton's hut clay tiled roof.
3. The upgrading of the existing cemetery paths to resin bound gravel paths, in order to improve accessibility and safety.
4. The introduction of external lighting as part of the overall improvements in the Cemetery's amenity and security.
5. Two disabled car parking spaces within the Rectory Lane entrance.

In addition advertisement consent is sought under separate reference 4/01587/17/ADV for the introduction of information signage inside of both Cemetery entrances, off Rectory Lane near the brick gate piers and through the sheppards gate off Three Close Lane.

Referral to Committee

The application is referred to the Development Control Committee as the applicant is an employee of Dacorum Borough Council.

Policies

National Policy Guidance

National Planning Policy Framework (NPPF)
National Planning Policy Guidance (NPPG)

Adopted Core Strategy

NP1 - Supporting Development
CS1 - Distribution of Development
CS4 - Towns and large Villages
CS12 - Quality of Site Design
CS23 - Social Infrastructure
CS25 - Landscape Character
CS27 - Quality of the Historic Environment

Saved Policies of the Dacorum Borough Local Plan

Saved Policy 58 - Private Parking Provision
Saved Policy 63 - Access for Disabled People
Saved Policy 73 - Provision and Distribution of Leisure Space in Towns and Large Villages
Saved Policy 99 - Preservation of Trees, Hedgerows and Woodlands
Saved Policy 101 - Tree and Woodland Management
Saved Policy 113 - Exterior Lighting
Saved Policy 116 - Open Land in Towns and Large Villages
Saved Policy 118 - Important Archaeological Remains
Saved Policy 120 - Development in Conservation Areas

Advice Notes and Appraisals

Conservation Area Character Appraisal for Berkhamsted.

Summary of Representations

Berkhamsted Town Council

No objection

Hertfordshire County Council Highways

Does not wish to restrict the grant of permission subject to the following conditions:

Hertfordshire County Council as Highway Authority considers that the proposal would not have an increased impact on the safety and operation of the adjoining highways and does not object to the development, subject to the conditions and informative notes below

CONDITIONS

1. The proposed car parking spaces shall have measurements of 2.4m x 4.8m min. and be located on land within the ownership of the applicant. Such spaces shall be maintained as a permanent ancillary to the development and shall be paved and used for no other purpose.

Reason: The above condition is required to ensure the adequate provision of off-street parking

at all times in order to minimise the impact on the safe and efficient operation of the adjoining Highway.

2. Before the premises are occupied all on site vehicular areas shall be surfaced in a manner to the Local Planning Authority's approval so as to ensure satisfactory parking of vehicles outside highway limits. Arrangements shall be made for surface water from the site to be intercepted and disposed of separately so that it does not discharge into the highway.

Reason: In order to minimise danger, obstruction, and inconvenience to users of the highway and of the premises.

3. All materials and equipment to be used during the construction shall be stored within the curtilage of the site unless otherwise agreed in writing by the Highways Authority prior to commencement of the development.

Reason: In the interest of highway safety and free and safe flow of traffic.

4. The intensity of illumination shall be controlled at a level that is within the limit recommended by the Institution of Lighting Professionals in PLG05 The Brightness of Illuminated Advertisements (2015).

Reason: To avoid undue distraction to road users in the interest of road safety

I should be grateful if you would arrange for the following note to the applicant to be appended to any consent issued by your council:-

INFORMATIVES

1. Obstruction of public highway land: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website: <http://www.hertfordshire.gov.uk/services/transtreets/highways/> or by telephoning 0300 1234047.

3. Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website <http://www.hertfordshire.gov.uk/services/transtreets/highways/> or by telephoning 0300 1234047

COMMENTS

The proposal is for Sextons Hut; new ridge rooflight and a change of use to provide visitor information point, upgrade paths and external lighting

PARKING

The proposal is to create three parking spaces, on a new hardstanding within the gates of the cemetery.

It includes repairs to the boundary wall and installation of external lighting.

ACCESS

The parking spaces will be accessed via the existing entrance on Rectory Lane

No new or altered access is required and no works are required in the highway.

CONCLUSION

The proposals are considered acceptable to the Highways Authority subject to the conditions and informative notes above.

Trees and Woodlands

Comments awaited

Hertfordshire Ecology

Comments awaited

Archaeology

Please note that the following advice is based on the policies contained in the National Planning Policy Framework.

In this instance I consider that the development is unlikely to have a significant impact on heritage assets of archaeological interest, and I have no comment to make upon the proposal.

Environmental Health Scientific Officer

The proposals include:

1. The change of use of the existing derelict Sexton's Hut to a visitor information centre with repair works carried out to the derelict building under permitted development.
2. The introduction of a ridge roof light on the Sexton's hut clay tiled roof.
The upgrading of the existing cemetery paths to resin bound gravel paths, in order to improve accessibility and safety.
3. The introduction of external lighting as part of the overall improvements in the Cemeteries' amenity and security.
4. The introduction of information signage inside of both Cemetery entrances, off Rectory Lane near the brick gate piers and through the Sheppard's gate off Three Close Lane.

The cemetery itself represents a potentially contaminative land use. There are also a number of potentially contaminative former land uses within the surrounding area. I recommend that the developer be advised to keep a watching brief during ground works (i.e. path upgrades) on the site for any potentially contaminated material. Should any such material be encountered, then the Council must be informed without delay, advised of the situation and an appropriate course of action agreed.

Lead Local Flood Authority

Thank you for consulting us on the above application for new ridge rooflight and a change of use to provide visitor information point, upgrade paths and external lighting.

We note that the application is proposing the following;

- The change of use of the existing derelict Sexton's Hut to a visitor information centre with repair works carried out to the derelict building under permitted development.
- The introduction of a ridge rooflight on the Sexton's hut clay tiled roof.
- The upgrading of the existing cemetery paths to resin bound gravel paths, in order to improve accessibility and safety.
- The introduction of external lighting as part of the overall improvements in the Cemeteries amenity and security.
- The introduction of information signage inside of both Cemetery entrances, off Rectory Lane near the brick gate piers and through the Sheppard's gate off Three Close Lane.

Following the review of the Environment Agency maps for surface water flood risk, the proposed development is at a predicted low risk of flooding from surface water and we do not have any records of flooding in this location.

The Design and Access Statement states that the cemetery paths will be construction of pervious material however no further information regarding the drainage has been provided.

Therefore due to insufficient information, we are not in position to advise the LPA whether the site can be drained efficiently.

Should the LPA decide to grant the permission, we would recommend including a pre-commencement condition to obtain information to confirm the feasibility of the drainage scheme. This should include the details of how the on-site surface water will be managed.

Conservation and Design

Understand that work is unlikely to start at the cemetery for a while yet and a number of details are still to be firmed up.

In principle the proposals are welcomed. The re-use of the Sextons Hut (a Locally Listed building) will entail its repair, a glass roof lantern may be acceptable in principle but the details provided on plan are not sufficient. The doors and the shutters will also need to be better detailed. The following condition is recommended:

The material and colour of upstand supporting the roof light to be detailed and details of the fixing of the roof light to be submitted.

The lighting and the bound gravel paths both seem appropriate, it would be advisable to condition the colour of the gravel.

Lighting

Key Policies_

These are Dacorum Core Strategy Policy CS32, saved DBLP Policy 113 and Appendix 8.

DBLP Policy 113 is partly consistent with the NPPF

				Consistent with or not contrary to NPPF	
Policy 113	Exterior Lighting	*	Locally specific policy which is not central to the vision or objectives.	Para 17, 109, 122, 125, 126, 154 The components of this policy are broadly consistent with NPPF, as support is given to the reuse of previously developed land and limiting negative impacts upon surrounding uses via positive emissions such as smoke, fumes, gases, dust, steam, odour, noise and light.	The policy provides more detailed local standards to that detailed in the NPPF. Policy 113 covers a variety of other aspects which NPPF doesn't touch on directly. This additional coverage does not make the policy inconsistent.

Assessment

Proposal

The proposal involves the installation of soft white ground base LED uplighters in three locations:

- Rectory Lane Entrance Gates (5),
- Memorial Arch (2),and
- Foundation Stone (2).

The manually operated luminaires will be used for 10 events per year with a maximum of 4 hours for each event, with 23.00 hours being the latest use.

Although the precise types of the respective luminaires have not been submitted, only the foundation stone will be subject to angled luminaires.

Procedural Issue

This proposal should be considered differently to a scheme which is used daily.

Therefore there has to be some flexibility in strictly applying the expectations of saved DBLP Policy 113 with reference to **Section 38(6)** of the Planning and Compulsory Purchase Act 2004 which requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise.

In this case it also needs to acknowledge how Policy 113 only partly complies with the NPPF.

Overview

The provision of some low key exterior lighting is an integral part of the Cemetery's upgrading.

The selected chosen locations are all understandable in terms of identifying/ enhancing key elements of the Cemetery's layout/ heritage creating a welcoming environment on open days, assisting visitor orientation and forming focal points, with an inviting entrance. i

Subtle architectural lighting can be significantly beneficial to the setting of heritage sites, as in the case of the proposal.

Given the **very restricted use** of the luminaires and the locations there are no apparent light pollution objections, including the effect upon the residential amenity of nearby dwellings. The impact is likely to be very subtle It is unlikely that with such a low amount of use that the lighting will cause significant disruption of effect upon the cemetery's ecology, taking into account that there are no 'on site' protected species. Hertfordshire Ecology's advice will however be essential.

It is noted that Hertfordshire Highways raise no objections. The applicants will need to ensure that public safety/ health and safety and inclusive/ disabled access are fully considered given with recommended liaison with Hertfordshire Constabulary Crime Prevention. This takes into account that the scheme will create very significant contrasts of lit and unlit areas/ pockets unlike the uniformity of an area lit throughout such as a car park or road in accordance with set standards. In these circumstances there will need to be a very high level of site management/ security when the cemetery is open at night.

Conclusion and Recommendation

Other material considerations indicate that , despite the failure to fully comply with saved DBLP Policy 113, there is a case to support the lighting for the heritage project.

This is subject to the imposition of a condition to ensure the submission of precise details / locations of the luminaires and the limitation upon the level of use.

However It will be absolutely essential that the applicant's liaise with Hertfordshire Constabulary Crime Reduction Team and be satisfied that at night the site is safe to use and inclusive through a very high level of supervised access/ management at all times, given the inbuilt difficulties /expected effects of sporadic lighting which would not accord with established lighting standards.

ANNEX A :POLICY 113 EXTERIOR LIGHTING

Proposals for new exterior lighting will be permitted provided it can be demonstrated to the satisfaction of the local planning authority that there is no significant (or material) adverse impact upon important features of the urban and rural areas including:

- (a) the amenity of residential areas; and
- (b) the visual character and the natural and historic environment.

Assessment will be based upon the suitability of exterior lighting in a defined location and the type of lighting, and will include consideration of highway safety, crime prevention and access for people with disabilities. All lighting schemes must:

- (a) avoid dazzle and disturbance of drivers;
- (b) minimise glare and light spillage; and
- (c) create uniformity to avoid shadowed areas

In the Chilterns Area of Outstanding Natural Beauty, rural areas and other parts of the countryside (including the urban fringe) provision of new exterior lighting will be minimised.

Further advice on Exterior Lighting and its environmental impact is contained within Appendix 8 of the Plan.

Local residents

Joint response from residents of Nos. 3, 4 and 5 Old Orchard Mews, Off Priory Gardens Berkhamsted:

We make the following points for your consideration

1. The exact use of lighting is not clear on the plans, we submit that the addition of any lighting should only be used with extreme caution and in specific areas. It should not be used continuously and only on special occasions which are limited in number. This is due to the nature of the area to be lit. In addition, the potential use of lights could have an impact on wildlife and the eco system. There is much documented evidence which points to an increase in light impacting nature. For us as residents an increase in the amount of light would be a significant visual intrusion compared to the current situation. These are all factors reference in Para 004 Reference ID: 32-004-20140306 on Gov.uk website.

We have engaged with Mr James Moir directly and he has confirmed the following by email on 18/7.

The lighting is only intended to light main features - Gates, memorial Arch, Sexton's Hut and foundation Stone. They will only be turned on for occasional evening events, not as permanent night-time lighting (too expensive, unnecessary and not sustainable).

We appreciate Mr Moir's reassurance and simply ask that these restrictions on the usage of light are made a condition of the planning application being agreed. This will ensure all parties are clear and this important issue is managed in accordance with government guidance with the appropriate restrictions for now and in the future.

2. The introduction of gravel paths

The planning proposal references the addition of a number of gravel paths to guide the visitor. There is currently a mown path that is right underneath the wall that is the boundary to our gardens. We ask that this simply remains a grass path and is not converted to a gravel path.

There is a mown grass path as you know up the west side of the 1894 extension set in one grave from our boundary wall. This simply remains as a grass path. The laid paths are the central path up the middle of the site and the lateral paths - Yew Tree Walk, across from the original entrance and (partial) across from the agricultural gates. If anything, the new paths will take people away from the western boundary to the features on the eastern side of the cemetery.

Mr Moir has stated the above position and therefore we ask that this position is enshrined in the plans. If a gravel path was put directly under our boundary walls then this would lead to a

reduction in our privacy and our gardens being more likely to be overlooked by visitors.

3. Anti-social behaviour

The work done to date has opened up the areas and encouraged more visitors. While fundamentally that is a positive step there has also been an increase at night of visitors using a cut through, this can be accompanied by shouting and swearing etc.

We ask that as the project progresses the Friends and the planning process consider how this can be further deterred.

In summary, it is legitimate for planning to consider matters such as lighting and the potential loss of privacy. These are fundamental planning considerations. In conjunction with the planning process we are pleased to have had dialogue with the Friends of St Peters through Mr James Moir in order to establish a mutual understanding. We therefore ask that these legitimate concerns will be acknowledged and in the case of point 1 and 2 that they are enshrined in the planning consent.

Constraints

Locally Listed Building, Conservation Area, Area Archaeological Significance, Open land.

Considerations

The site comprises Open Land within the town of Berkhamsted. The whole site falls within the Berkhamsted Conservation Area and the northern part is within the Berkhamsted Area of Archaeological Significance. The site also contains some locally listed buildings.

Policy NP1 of the Core Strategy reflects the presumption in favour of sustainable development as contained in the National Planning Policy Framework (NPPF). Policy CS1 directs development to the towns and large villages. Within the market towns and large villages, development should be of a scale commensurate with the size of settlement and range of local services and facilities. It should help maintain the vitality and viability of the settlement and surrounding countryside without causing damage to the existing character and is compatible with policies protecting the Green Belt. In accordance with Policy CS4 the primary planning purpose in open land areas is to maintain the generally open character. Saved Policy 116 of the DBLP protects Open Land from building and other inappropriate development. Ancillary buildings and works, replacement, redevelopment etc. must relate well to the character of existing development, its use and its open land setting. The integrity and future of the wider area must not be compromised. Measures to conserve and improve the attractiveness, variety and usefulness of all open land should be investigated, encouraged and promoted.

The proposed development to improve, upgrade and enhance this area of open land meets all the local plan requirements in terms of Open Land Policy and therefore in principle is considered acceptable. In consideration of the proposal on the visual amenity of the area it is necessary to consider such in the context of its setting within the Conservation Area, the impact on the character and appearance of the locally listed buildings as well as the respective street scenes and amenity of neighbouring properties. Saved appendix 7 of the Dacorum Local Plan, policies CS12 of the Core Strategy and the NPPF all seek to ensure that any new development/alteration respects or improves the character of the surrounding area and adjacent properties in terms of scale, massing, materials, layout, bulk and height.

Each element of the proposals, set against Open Land Policy and in the context of other local plan policies and material considerations is assessed below as follows:

1. The change of use and repair of the existing derelict Sexton's Hut to a visitor information point.

The existing derelict Sexton's Hut is to be repaired and re-used as a visitor information centre. The brick structure is built into the rear boundary wall along Three Close Lane. The structure is to be repaired and a new timber door introduced. The re-use of this building is welcome, it is a locally listed building and therefore considered of local interest. The works will reflect the original character of the building and provide a valuable local resource in accordance with CS Policy 27 which requires development to favour the conservation of heritage assets. The integrity, setting and distinctiveness of designated and undesignated heritage assets should be protected, conserved and if appropriate enhanced. The proposal serves to meet all these criteria whilst at the same time contributes to the preservation and enhancement of the Conservation Area in accordance with Saved Policy 120.

2. The introduction of a ridge roof light on the Sexton's hut clay tiled roof.

In principle, as part of the restoration of the Sexton's hut the introduction of a clear glazed ridge roof light to the clay peg tile roof is considered acceptable in accordance with CS Policy 27 and Saved Policy 120. However, the conservation officer has requested a condition requiring details of the roof light. The location of the roof light is such that there would be no impact on local residents and so in accordance with CS Policy 12.

3. The upgrading of the existing cemetery paths to resin bound gravel paths, in order to improve accessibility and safety.

A number of the existing paths throughout the cemetery are to be surfaced in resin bound gravel paths, buff in colour. These include the 1.5m, partially Yew tree lined to eastern side of the Lower Cemetery, 1.8m wide path leading to Foundation stone in Lower Cemetery, 1.8m wide path leading from Memorial Arch to middle Cemetery, 1.8m wide path leading from Three Close Lane gateway and Yew Tree Lined 1.8m wide path to Yew Tree Walk, Lower Cemetery. The proposals not only seek to respect the historic layout and open up the historic entrances and views but also improve accessibility around the cemetery through provision of a variety of well designed steps and surfaced ramps and provision of car parking for disabled persons. Provision of seating and a Garden of Remembrance is also proposed. The details are considered acceptable in accordance with Policies CS12, 25, 27 and Saved Policies 53, 99 120.

4. The introduction of external lighting as part of the overall improvements in the Cemetery's amenity and security.

There is a question as to whether the proposed 8 uplighters distributed throughout the cemetery at key features do indeed require planning permission. It could be construed that the works to install the uplighters would be de minimus. The uplighters to be used will be the recessed adjustable buried uplighter and will only be used for occasional special events. Saved Policy 113 requires that proposals for new exterior lighting will be permitted provided it can be demonstrated to the satisfaction of the local planning authority that there is no significant adverse impact upon important features of the urban and rural areas including the amenity of residential areas and the visual character and the natural and historic environment. The proposed lighting would have no effect on residential amenity and again serves to enhance the character of the natural and historic environment.

Other Considerations

The views of the Trees and Woodlands officer and ecology officer are awaited. Any comments will be included within an addendum report. However, an application for works to trees in the conservation area to enable the enhancement and restoration works has previously been sought and granted. (reference 4/

A full ecological survey was carried out by the Middlesex Trust in June, repeating a study that was carried out in 2014. There have been no species changes in the interim and there are insufficient indicators to merit any special wildlife status being granted.

The Highway Authority have raised no objections to the proposal.

Conclusion

The proposed development to restore/enhance/repair this very important previously neglected open space in the heart of the town of Berkhamsted is welcome and supported. The proposals contribute to the conservation of the historic fabric and monuments and improve access, facilities and interpretation through some carefully devised interventions to become a sustainable community asset in accordance with Policies of the Core Strategy and the Saved 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:**

Site location Plan

0101-01-601

0101-01-021

0101-01-302

Sextons Hut - Section drawing, north elevation, west elevation, east elevation, south elevation, ground floor

Existing elevations

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

- 3 No development shall take place until details of the materials proposed to be used on the surfaces of the pathways and car park have been submitted to and approved in writing by the local planning authority. The approved materials shall be used in the implementation of the development.**

Reason: To ensure a satisfactory development and in the interest of the character of the Conservation Area.

- 4 No development shall take place until details of the material and colour of the upstand supporting the roof light and details of the fixing of the roof light shall**

have been submitted to and approved in writing by the local planning authority. The approved materials shall be used in the implementation of the development.

Reason: To ensure a satisfactory appearance to the development and in the interests of the visual amenities of the Conservation Area.

- 5 **The manually operated luminaires will be used for 10 events per year with a maximum of 4 hours for each event. The luminaires shall not be operational after 23.00 hours.**

Reason: To limit any potential light pollution in the interests of the residential and ecological amenity of the area in accordance with Saved DBLP Policy 113.

- 6 **No development shall take place until full precise details / locations of the luminaires have been submitted to and approved in writing by the local planning authority.**

Reason: To ensure minimal impact of any potential light pollution in the interests of the residential and ecological amenity of the area in accordance with Saved DBLP Policy 113.

- 7 **Prior to the commencement of the development hereby permitted details of surface water drainage 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.

Article 35

Planning permission/advertisement consent/listed building consent has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant at the pre-application stage and during the determination process 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 2015.

Highway Informative

1. Obstruction of public highway land: It is an offence under section 137 of the Highways Act 1980 for any person, without lawful authority or excuse, in any way to wilfully obstruct the free passage along a highway or public right of way. If this development is likely to result in the public highway or public right of way network becoming routinely blocked (fully or partly) the applicant must contact the Highway Authority to obtain their permission and requirements before construction works commence. Further information is available via the website: <http://www.hertfordshire.gov.uk/services/transtreets/highways/> or by telephoning 0300 1234047.

3. Road Deposits: It is an offence under section 148 of the Highways Act 1980 to deposit mud or other debris on the public highway, and section 149 of the same Act gives the Highway Authority powers to remove such material at the expense of the

party responsible. Therefore, best practical means shall be taken at all times to ensure that all vehicles leaving the site during construction of the development are in a condition such as not to emit dust or deposit mud, slurry or other debris on the highway. Further information is available via the website <http://www.hertfordshire.gov.uk/services/transtreets/highways/> or by telephoning 0300 1234047

Contamination Informative

The developer is advised to keep a watching brief during ground works (i.e. path upgrades) on the site for any potentially contaminated material. Should any such material be encountered, then the Council must be informed without delay, advised of the situation and an appropriate course of action agreed.