

ITEM NUMBER: 5c

20/01667/FUL	Demolition of 4 single story barns currently used as dwelling. Erection of a low carbon 1.5 storey 4 bed family home, annex and garage.	
Site Address:	Greenings Farm Stocks Road Aldbury Tring Hertfordshire HP23 5RX	
Applicant/Agent:	Mr Simon Booth	Mr David Kirkland
Case Officer:	Colin Lecart	
Parish/Ward:	Aldbury Parish Council	Aldbury & Wigginton
Referral to Committee:	Objection received from Parish Council	

1. RECOMMENDATION

That planning permission be GRANTED

2. SUMMARY

2.1 The Site is Located in the Rural Area and Chiltern Hills of Outstanding Natural Beauty. The applicant has submitted information which establishes the previously developed nature of the site and as such the principle of the development is acceptable. It is considered the development would not have a detrimental impact on the character of the surrounding area due to its positioning, high quality design, and landscaping works which would enhance the immediate landscape. The proposal is considered to represent a high quality and innovative design which would not have a wide ranging landscape impact on the surrounding area. The proposal complies with Section 12 of the NPPF (2019), Policies CS7, CS12, CS24 and CS27 of the Core Strategy (2013), and Saved Appendices 3 and 5 of the Local Plan (2004).

3. SITE DESCRIPTION

3.1 The application site is located on Greenings Farm in Aldbury and is accessed via a private unsurfaced road. Aldbury village recreation ground is located to the south. The site is located within the Chilterns AONB and the Rural Area. The Adlbury Conservation Area boundary runs along the southern edge of the access road. A public Right of Way runs along the southern boundary of the site as well as through the fields to the north east.

The site currently comprises four single-storey barn units with a combined gross internal area of 434m². These are currently being utilised as follows:

- South west barn – 3 bedroom dwelling
- North west barn – storage
- North east barn – half split 50/50, half being a 1 bedroom dwelling and half being a games room used as ancillary accommodation to the main dwelling
- South east barn – storage

4. PROPOSAL

4.1 The application seeks permission for the demolition of 4 single storey barns and replacement with a new 5-bedroom dwelling.

5. PLANNING HISTORY

Planning Applications (If Any):

4/0048/02 - Historic File Check DMS for Documents and Further Details
DET - 22nd May 2002

4/0324/90 - Historic File Check DMS for Documents and Further Details
DET - 26th April 1990

4/02256/12/FHA - Timber framed car shelter and log store
GRA - 12th April 2013

4/00430/10/TCA - Works to trees
RNO - 21st April 2010

4/03034/07/DRC - Details of materials required by condition 2 of planning permission 4/0096/07
(replacement dwelling)
GRA - 10th March 2008

4/02330/07/DRC - Details of phase 1 environmental study and site completion report required by
conditions 8 & 9 of planning permission 4/00096/07 (replacement dwelling)
GRA - 7th December 2007

4/00096/07/FUL - Replacement dwelling
GRA - 26th April 2007

4/01310/03/FHA - Two storey extension
REF - 24th July 2003

4/00204/03/FHA - Two storey extension
WDN - 27th March 2003

4/00046/02/DRC - Details of landscaping required by condition 3 of planning permission 4/00408/01
(manege)
GRA - 6th March 2002

4/00408/01/FUL - Formation of manege
GRA - 8th May 2001

4/01058/00/FHA - Boundary wall and gates
REF - 31st July 2000

4/00599/99/FUL - Conversion of barn to residential unit and tack room
GRA - 17th June 1999

4/00091/97/LDC - Unrestricted residential occupancy (lawful development certificate - existing use)
GRA - 30th April 1997

Appeals (If Any):

6. CONSTRAINTS

Parking Accessibility Zone (DBLP): 4
Special Control for Advertisements: Advert Spec Contr
Area of Outstanding Natural Beauty: CAONB outside Dacorum
CIL Zone: CIL1
Conservation Area: ALDBURY

RAF Halton and Chenies Zone: RAF HALTON: DOTTED BLACK ZONE
RAF Halton and Chenies Zone: Green (15.2m)
Rural Area: Policy: CS7
EA Source Protection Zone: 3
T1 Oak

7. REPRESENTATIONS

Consultation responses

7.1 These are reproduced in full at Appendix A.

Neighbour notification/site notice responses

7.2 These are reproduced in full at Appendix B.

8. PLANNING POLICIES

Main Documents:

National Planning Policy Framework (February 2019)
Dacorum Borough Core Strategy 2006-2031 (adopted September 2013)
Dacorum Borough Local Plan 1999-2011 (adopted April 2004)

Relevant Policies:

NP1 - Supporting Development
CS1 - Distribution of Development
CS7 - The Rural Area
CS10 - Quality of Settlement Design
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS24 – The Chiltern Hills of Outstanding Natural Beauty
CS27 – Quality of the Historic Environment
CS29 - Sustainable Design and Construction

Saved Appendix 3
Saved Appendix 5

9. CONSIDERATIONS

Main Issues

9.1 The main issues to consider are:

The policy and principle justification for the proposal;
The quality of design and impact on the surrounding area
The impact on residential amenity; and
The impact on highway safety and car parking.

Principle of Development

9.2 The application site is located within the Chiltern Hills of Outstanding Natural Beauty and the Rural Area. Policy CS7 of the Core Strategy (2013) states that the replacement of existing buildings

for the same use and the redevelopment or previously developed sites are acceptable within the Rural Area provided it has no significant impact on the character and appearance of the countryside.

9.3 Policy CS24 states the special qualities of the Chilterns Area of Outstanding Natural Beauty will be conserved. Development should have regard to the policies and actions set out in the Chilterns Conservation Board's Management Plan and support the principles set out within the Chilterns Buildings Design Guide.

9.4 It was noted at pre-application stage that a number of the barns were being used as residential and ancillary uses related to this. It was advised that further information be submitted to confirm the previously developed nature of the site in the absence of a full planning history on all of the barns.

9.5 The applicant has submitted information related to the previously developed nature of the site which consists of:

- A statement outlining the historic use of the barns
- A 1977 map showing the barns
- An Appendix showing photographs of the current use of all the barns
- A sales brochure dated 2014 which outlines the use of the barns then.

9.6 The barn initially had an agricultural use and are shown on the 1977 map produced. It has been stated that the previous owners purchased the property around 2000 and introduced equestrian/residential uses onto the site. This can be evidenced by permission 4/00599/FUL (conversion of barn to residential unit and tack room) and permission 4/00408/01/FUL (formation of ménage). It is the applicant's understanding that the previous owner refurbished the rest of the courtyard and barns around 2000, a year after receiving permission to convert the south west barn into a residential unit. It is thus estimated that the site has not been in an agricultural use for at least 20 years and therefore the site can be considered previously developed land.

9.7 In the absence of any information to refute the details provided by the applicant, it is considered that on the balance of probability, the site comprises previously developed land within the context of Annex 2 of the NPPF (2019). As such, the principle of development of the land is acceptable providing it does not have a detrimental impact on the character of the surrounding area.

Quality of Design / Impact on Visual Amenity

9.8 Policy CS7 states that the redevelopment of previously developed sites in the Rural Area is acceptable provided that it has no significant impact on the character and appearance of the countryside. Policy CS24 states that the special qualities of the Chilterns AONB should be conserved. The site is also adjacent to the Aldbury Conservation Area where Policy CS27 states development should favour the conservation of heritage assets.

9.9 Paragraph 131 of the NPPF (2019) states that great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in the area. Paragraph 127(b) states that planning decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.

9.10 The proposal is considered to be of a high quality design and abides by the guidance set out in the Chilterns Buildings Design Guide. The Chiltern Society were consulted on the proposal and have recommended approval due to the high quality design and it was not considered to be intrusive on the wider landscape. It was noticed the entrance is at the start of Bridleway PROW Aldbury 56, as it is for the existing property. However, the property is in a secluded situation, behind Greenings Farmhouse, so it is away from the road, and there is a high hedge which adds to the seclusion.

9.11 The conservation officer was also consulted on the application. Initial concerns were raised with regards to the roof lights on the northern elevation and the roof materials. Amendments have reduced the number of roof lights on the northern elevation and have indicated that clay roof tiles will be used to match the earthy tones seen elsewhere in the AONB. The conservation officer had no objection upon receiving these amendments. Details of materials will be secured by condition.

9.12 The new dwelling would be set closer to Stocks Road than the existing buildings. However, it would be set back from the boundary by approximately 30m. Due to this setback and the existing landscaping along the road, the dwelling would not be overtly prominent from Stocks Road. It would however be seen from the Rights of Way network to the south and north east.

9.13 As mentioned in the Chiltern Society's response, the dwelling would be seen from the Right of Way adjacent to the southern boundary. However, this is an enclosed area and the dwelling would become screened by tree cover as one travels down the Right of Way to the west.

9.14 The agent has submitted proposed 3D views from the Rights of Way to the northeast. It is considered that in long range views the dwelling would not have a wide ranging landscape impact, due to the gradient of the land and existing views of development in the area. The dwelling would become more prominent when travelling down this Rights of Way towards Aldbury. However, it is considered the design quality of the proposal provides visual interest on the approach to the village.

9.15 The increase in height in height in itself is not considered to be significantly detrimental to the character of the area. While the highest apex of the roof would measure 9.53m, the roofline has been significantly broken up with an average height of 6.42m over all sections of the roofline. The development would also result in a reduction in footprint on the site from 474m² to 423m². Furthermore, the proposed green roof on a section of the property with significant landscaping works on the former paddock land will serve to soften the image of the development further.

9.16 The barn style form of the building along with the clay roof tiles and black timber cladding resemble the typical style of other farm buildings found within the Chilterns AONB. Stocks Golf Clubhouse is located approximately 300m away from the site. It was noted at application stage for this building that a barn like structure was preferred. The Planning Department also requested an asymmetrical and more organic roof form which would be closer in spirit to an accretive, informal group of farm buildings. These features are included in the proposal to break up the massing of the overall building.

9.17 Paragraph 3.31 of the Chilterns Buildings Design Guide (2010) states that the overall guidance within the document does not mean that there is no place for contemporary and innovative architecture which demonstrate adherence to the basic principle of being in harmony with their site or surrounding buildings. It is considered the building represents an innovative design which also pays respect to the basic characteristics of buildings found throughout the AONB.

9.18 Due to the above, the proposal would not have a detrimental impact on the character of the surrounding area and complies with the aims of the NPPF (2019) in encouraging innovative, high quality design.

Impact on Residential Amenity

9.19 Policy CS12 of the Core Strategy (2013) and Saved Appendix 3 of the Local Plan (2004) state that development should not have an adverse impact on the residential amenity of surrounding properties in term of light, outlook and privacy.

9.20 The development would not have a detrimental impact on the residential amenity of neighbouring properties. Due to the spacious nature of the plot, the development would be located a sympathetic distance away from Greenings Farmhouse. It would also be orientated north east from

this property, thereby reducing any potential impacts on sunlight. Moreover, the elements of the property closest to Greenings Farmhouse would be single storey and the main fenestrations on the property are orientated at an angle away from the plot of the farmhouse.

Impact on Highway Safety and Parking

9.21 The standards contained within Saved Appendix 5 of the Local Plan (2004) would mean that a property of this size in this location (zone 4) would need to provide three car parking spaces. This standard would be met and exceeded upon through the provision of a triple garage and a large courtyard area to park in.

9.22 Hertfordshire Highways were consulted on the application and has no objection to the proposal. No new or altered pedestrian or vehicular access is proposed to or from the highway and no works are required in the highway.

Impact on Trees and Landscaping

9.23 A protected tree is located on the entrance into the site. A Tree Protection Plan will be secured by condition to ensure that no works or storage of materials take place within the root protection zone of this tree.

Ecology

9.24 A combined Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment were submitted with the application. The ecology officer was satisfied with its contents and concluded that bats did not pose a constraint to the development. The orchard planting and wildlife pond are considered beneficial in ecological terms.

9.25 A Landscape and Ecological Management Plan will be secured by condition which will detail the planting and management of the orchard and wildlife pond, as well as the location of artificial birds nests within the site.

Sustainability

9.26 The dwelling has been designed around low energy principles. The building would be highly thermally and acoustically insulated beyond current building regulation requirement. The dwelling will benefit from a ground or air source heating system, solar powered systems on the garage roof with a battery storage system, passive solar gain via the southern glazed facades, high levels of internal thermal mass. The materials used for the building fabric will be low processed and natural allowing for easy deconstruction, recycling and biodegradable waste management. The building materials specified will tend to be towards being A+ rated by the Green Guide to Specifications. Overall, the development would accord with the principles set out in Policy CS29.

Other matters

9.27 Class A, B and C (Schedule 2, Part 1) Permitted Development Rights will be removed from the proposal by condition should permission be granted. Class E (outbuilding) rights will not be removed. It is considered the east facing elevation towards Stocks Roads is the principal elevation of the development. Thus, Permitted Development Rights would not extend to outbuildings forward of this elevation, within the former paddock area.

10. CONCLUSION

10.1 The applicant has submitted information which establishes the previously developed nature of the site and as such the principle of the development is acceptable. It is considered the development would not have a detrimental impact on the character of the surrounding area due to its positioning, high quality design, and landscaping works which would enhance the immediate landscape. The proposal is considered to represent a high quality and innovative design which would not have a wide ranging landscape impact on the surrounding area. The proposal complies with Section 12 of the NPPF (2019), Policies CS7, CS12, CS24 and CS27 of the Core Strategy (2013), and Saved Appendices 3 and 5 of the Local Plan (2004).

11. RECOMMENDATION

11.1 That planning permission/listed building consent be GRANTED.

Case Officer Check List	Officer Check/Comments
Has the consultation letter/site notice/advert period expired?	Y
Was a site notice posted and if so, was the date entered into Uniform?	Y
Is the Article 35 Statement included?	Y
Is the CIL box ticked/un-ticked in Uniform?	Ticked
Are all plans, documents, site photographs and emails saved to DMS?	Y
If applicable, please give the reason why the application is overtime.	Amendments and need to report to committee
Does the application involve the demolition of any buildings that are currently in use?	Y
Is there a Legal Agreement?	N
Has the Uniform Legal Agreement box been filled in?	
Is a copy of the agreement on DMS (both redacted and non-redacted versions)? Has the agreement been published on the website?	

Condition(s) and Reason(s):

- The development hereby permitted shall begin 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.

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

**PL-02 Rev P2
PL-03
PL-04 Rev P2
PL-05**

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

- No development (excluding demolition/ground investigations) shall take place until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.**

Please note these details shall include details of the tint of the windows within the pitched roofs of the eastern elevation.

Reason: To ensure satisfactory appearance to the development and to safeguard the visual character of the area in accordance with Policies CS7, CS12 and CS27 of the Dacorum Borough Core Strategy (2013).

4. No construction of the superstructure shall take place until full details of both hard and soft landscape works has been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- all external hard surfaces within the site;
- other surfacing materials;
- means of enclosure;
- soft landscape works including a planting scheme with the number, size, species and position of trees, plants and shrubs;
- minor artefacts and structures (e.g. furniture, play equipment, signs, refuse or other storage units, etc.); and
- retained historic landscape features and proposals for restoration, where relevant.

The planting must be carried out within one planting season of completing the development.

Any tree or shrub which forms part of the approved landscaping scheme which within a period of 5 years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a similar species, size and maturity.

Reason: To improve the appearance of the development and its contribution to biodiversity and the local environment, as required by saved Policy 99 of the Dacorum Borough Local Plan (2004) and Policy CS12 (e) of the Dacorum Borough Council Core Strategy (2013).

5. Prior to the commencement of the development details of a management plan including long term design objectives, management responsibilities and maintenance schedules for all landscape areas including the proposed orchard planting and wildlife pond. The plan should also show the location of the artificial bird nests requested by the ecology officer. The details should built upon the submitted Master Landscape Plan and Design Binder.

Reason: To improve the appearance of the development and its contribution to biodiversity and the local environment, as required by saved Policy 99 of the Dacorum Borough Local Plan (2004) and Policy CS12 (e) of the Dacorum Borough Council Core Strategy (2013).

6. No work (including site clearance) in relation to the development hereby approved shall be undertaken until full details setting out how retained trees shall be protected, in accordance with BS5837:2012 (Trees in relation to design, demolition and construction), have been submitted to and approved in writing by the Local Planning Authority. Details shall include:

- A scaled Tree Protection Plan showing the approved development layout and retained trees (surveyed in accordance with BS5837:2012), to include their accurate crown spreads and root protection areas (RPAs).
- The sequential order of events required for tree protection.

- The position and specification of tree protection fencing in accordance with BS5837:2012 (as applicable).
- The position and specification of ground protection in accordance with BS5837:2012 (as applicable).
- Details of hard surfacing constructed using no-dig techniques where proposed over the RPA of retained trees (as applicable).
- Details of proposed levels.
- The position of service routes and drainage (to include soakaways), and means of installation if these encroach through the RPA of retained trees.
- The position(s) of welfare site cabins and areas for the storage of materials.
- Tree protection measures during the landscaping stage(s).
- Details of arboricultural site supervision to include timing and how each site visit shall be recorded.

There shall be no excavation, changes in levels, storage of materials or access within the RPA of retained trees unless previously specified and agreed.

The works must then be carried out according to the approved details.

Reason: In order to ensure that damage does not occur to trees and hedges during building operations in accordance with saved Policy 99 of the Dacorum Borough Local Plan (2004), Policy CS12 of the Dacorum Borough Core Strategy (2013) and Paragraph 170 of the National Planning Policy Framework (2019).

7. **The clearance of trees and demolition of buildings 3 and 4 (as shown on the Greenings Farm site plan within the ecological report by the Wildlife Conservation Partnership (WCP) October 2019), should be undertaken outside the nesting bird season (March to August inclusive) to protect breeding birds, their nests, eggs and young. If this is not practicable, a search of these areas should be made no more than two days in advance of clearance by a competent Ecologist and if active nests are found, works should stop until the birds have left the nest.**

Reason: To protect breeding birds, their nests, eggs and young in accordance with Paragraph 175 (a) of the National Planning Policy Framework (2019) and the Wildlife and Countryside Act (1981).

8. (a) **No development approved by this permission shall be commenced prior to the submission to, and agreement of the Local Planning Authority of a written preliminary environmental risk assessment (Phase I) report containing a Conceptual Site Model that indicates sources, pathways and receptors. It should identify the current and past land uses of this site (and adjacent sites) with view to determining the presence of contamination likely to be harmful to human health and the built and natural environment.**
- (b) **If the Local Planning Authority is of the opinion that the report which discharges condition (a), above, indicates a reasonable likelihood of harmful contamination then no development approved by this permission shall be commenced until a Site Investigation (Phase II environmental risk assessment) report has been submitted to and approved by the Local Planning Authority which includes:**
- (i) **A full identification of the location and concentration of all pollutants on this site and the presence of relevant receptors, and;**
- (ii) **The results from the application of an appropriate risk assessment methodology.**

(c) No development approved by this permission (other than that necessary for the discharge of this condition) shall be commenced until a Remediation Method Statement report; if required as a result of (b), above; has been submitted to and approved by the Local Planning Authority.

(d) This site shall not be occupied, or brought into use, until:

(i) All works which form part of the Remediation Method Statement report pursuant to the discharge of condition (c) above have been fully completed and if required a formal agreement is submitted that commits to ongoing monitoring and/or maintenance of the remediation scheme.

(ii) A Remediation Verification Report confirming that the site is suitable for use has been submitted to, and agreed by, the Local Planning Authority.

Reason: To ensure that the issue of contamination is adequately addressed and to ensure a satisfactory development, in accordance with Core Strategy (2013) Policy CS32.

9. **Any contamination, other than that reported by virtue of Condition 7 encountered during the development of this site shall be brought to the attention of the Local Planning Authority as soon as practically possible; a scheme to render this contamination harmless shall be submitted to and agreed by, the Local Planning Authority and subsequently fully implemented prior to the occupation of this site. Works shall be temporarily suspended, unless otherwise agreed in writing during this process because the safe development and secure occupancy of the site lies with the developer.**

Reason: To ensure that the issue of contamination is adequately addressed and to ensure a satisfactory development, in accordance with Core Strategy (2013) Policy CS32.

10. **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending or re-enacting that Order with or without modification) no development falling within the following classes of the Order shall be carried out without the prior written approval of the Local Planning Authority:**

Schedule 2, Part 1, Classes A, B and C.

Reason: To enable the Local Planning Authority to retain control over the development in the interests of safeguarding the residential and visual amenity of the locality in accordance with Policies CS7, CS12 and CS24 of the Dacorum Borough Core Strategy (2013) and Paragraph 127 of the National Planning Policy Framework (2019).

Informatives:

1. Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015.

2. Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence. Further information is available via the website <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

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 <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

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 <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.

3. Construction Hours of Working - (Plant & Machinery) Informative

In accordance with the councils adopted criteria, all noisy works associated with site demolition, site preparation and construction works shall be limited to the following hours: Monday - Friday 07.30am - 17:30pm, Saturdays 08:00am - 13:00pm, Sundays and Bank Holidays - no noisy works allowed.

Construction Dust Informative

Dust from operations on the site should be minimised by spraying with water or by carrying out of other such works that may be necessary to suppress dust. Visual monitoring of dust is to be carried out continuously and Best Practical Means (BPM) should be used at all times. The applicant is advised to consider the control of dust and emissions from construction and demolition Best Practice Guidance, produced in partnership by the Greater London Authority and London Councils.

Noise on Construction/Demolition Sites Informative

The attention of the applicant is drawn to the Control of Pollution Act 1974 relating to the control of noise on construction and demolition sites.

Contaminated Land Informative

The Environmental Health Team has a web-page that aims to provide advice to potential developers, which includes a copy of a Planning Advice Note on "Development on Potentially Contaminated Land and/or for a Sensitive Land Use" in use across Hertfordshire and Bedfordshire. This can be found on www.dacorum.gov.uk by searching for contaminated land and I would be grateful if this fact could be passed on to the developers.

4. Any excavations left open overnight should be covered or have mammal ramps (reinforced plywood board >60cm wide set at an angle of no greater than 30 degrees to the base of the pit) to ensure that any animals that enter can safely escape. Any open pipework with an outside diameter of greater than 120mm must be covered at the end of each working day to prevent animals entering / becoming trapped.

APPENDIX A: CONSULTEE RESPONSES

Consultee	Comments
The Chiltern Society	<p>On behalf of the Chiltern Society, I support this application.</p> <p>The proposed building will be on a previously developed site, and it is noted that the footprint will be slightly less than the four barns which will be demolished.</p> <p>The site lies within the Chilterns AONB. The plan is outstanding and innovative and promotes a very high level of sustainability.</p> <p>It will be completely energy efficient. It aims to have Passivhaus standards, and to mitigate climate warming and pollution.</p> <p>It is a 1.5 storey house and built around a sunken courtyard, so that it is not too high and intrusive on the landscape.</p> <p>The appearance is attractive and in keeping with the local area.</p> <p>I note that the entrance is at the start of Bridleway PROW Aldbury 56, as it is for the existing property.</p> <p>The property is in a secluded situation, behind Greenings Farmhouse, so it is away from the road, and there is a high hedge</p>

	<p>which adds to the seclusion.</p> <p>The quality is exceptional and therefore I recommend approval.</p>
<p>Conservation & Design (DBC)</p>	<p>The existing buildings are single storey with shallow pitched roofs. These are of minimal architectural interest. We would therefore not object to their demolition.</p> <p>We would support high quality contemporary architecture. We believe that in general this building responds to this brief but we have a number of concerns.</p> <p>The proposed roof heights are substantially larger than the existing. Barn buildings. Given that the building is located in the base of the valley and there are many footpaths both marked and not across the landscape particularly within Ashridge we believe that the proposed building would be most visible. We would therefore recommend that the materials proposed for the large proposed roofs should be reviewed. The metal would appear out of keeping and although it is a dull colour it would be catch the eye within the landscape. It would therefore be recommended that this element be reconsidered and clay tiles be used to provide the warm muted earthy tones seen elsewhere in the valley and wider Chiltern AONB area. We are also concerned about the proposed rooflights to the external elevations in particular to the north. These will be visually disruptive and detract from the external roofspace.</p> <p>A further concern is the large windows within the pitched roofs particularly those visible from the east. We would recommend that at a minimum these have a dark tint and are non reflective so that they do not stand out against the walling. Non reflective glass would also be recommended for the large areas of glazing to the outward facing principle elevation.</p> <p>The proposed landscaping appears appropriate and we would not object to this element of the scheme.</p> <p>Recommendation The application should be continued and the above points addressed.</p>
<p>Hertfordshire Ecology</p>	<p>Thank you for consulting Hertfordshire Ecology on the above, for which I have the following comments:</p> <p>An ecological report has been submitted in support of this application - (The Wildlife Conservation Partnership (WCP) October 2019). This detailed a visit on 22 October 2019 of the site, which comprises four timber stables and farm outbuildings, two paddocks and hedgerows</p>

along the eastern and southern boundary.

No evidence or potential for roosts were found within the buildings, though evidence of bats was found within building 2 in the form of a small number of scattered droppings, and a couple of pairs of clipped butterfly wings. This was assessed as being consistent with bats foraging and feeding within the open building but not roosting. I have no reason to dispute this conclusion. Consequently, no further survey work is required and bats do not need to be considered a constraint to the proposed development.

Two of the buildings have been used by nesting birds; old swallows' nests were found in building 3 and a robin's nest in building 4. The trees on site were assessed as being unsuitable for roosting bats. However, they may have potential for nesting birds, and some of these trees appear to be required to be removed to make way for the proposed building. Consequently I advise the following as a Condition of approval.

" The clearance of trees and demolition of buildings 3 and 4 (as shown on the Greenings Farm Site Plan within the ecological report by The Wildlife Conservation Partnership (WCP) October 2019), should be undertaken outside the nesting bird season (March to August inclusive) to protect breeding birds, their nests, eggs and young. If this is not practicable, a search of these areas should be made no more than two days in advance of clearance by a competent Ecologist and if active nests are found, works should stop until the birds have left the nest."

Furthermore, swallows are listed as being of conservation concern, and the loss of this nesting habitat should be compensated for by the inclusion within the new buildings of seven artificial nests for this species. Details should be included within the requested LEMP - see below.

The paddocks are described as amenity grassland, and no protected or plant species of conservation concern were identified during the survey. Both fields are being retained within the proposal as grassland and the hedgerows will be unaffected.

Signs of the use of the site by badgers were located in the form of pathways and latrines along the site boundaries; however no signs of setts were located on site. As a precaution against an offence being committed in relation to this protected species, I advise the following is included as an Informative with any consent given.

"Any excavations left open overnight should be covered or have mammal ramps (reinforced plywood board >60cm wide set at an angle of no greater than 30 degrees to the base of the pit) to ensure that any

	<p>animals that enter can safely escape. Any open pipework with an outside diameter of greater than 120mm must be covered at the end of each working day to prevent animals entering / becoming trapped."</p> <p>I am pleased to see that the master landscape plan includes new planting for a native mixed hedgerow, planting of new trees (including orchard style planting of fruit and nut trees), the creation of a wildlife pond, and areas of wild flowers.</p> <p>New tree planting should be of native species where possible, and in order to provide biodiversity gain, be in excess of the number required to compensate those being removed. The removed trees should be compensated for on a one for one basis for young and semi mature trees, and a two for one basis for mature trees.</p> <p>To bring all these biodiversity enhancements and aspirations together, I recommend production of a Landscape and Ecological Management Plan (LEMP), which should include details of native-species and number of trees being planted and lost; details of how the new pond will be maintained as suitable for wildlife and the location, number, type and location of artificial bird nests . The LEMP should be submitted to the LPA for consideration, either prior to determination or, if not, then secured by Condition. .</p>
Parish/Town Council	<p>Objection due to:</p> <ol style="list-style-type: none"> 1. Overall height and scale of the building in the area of AONB and its visual impact on Stocks Road and other surrounding areas within and just outside of the village. 2. The positioning of the building is closer to Stocks Road than the current buildings which will impact on the visual scene and the street scene from Stocks Road and surrounding areas. 3. The style is not in keeping with surrounding properties.
Hertfordshire Highways (HCC)	<p>Notice is given under article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that the Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission.</p> <p>INFORMATIVES</p> <ol style="list-style-type: none"> 1. Storage of materials: The applicant is advised that the storage of materials associated with the construction of this development should be provided within the site on land which is not public highway, and the use of such areas must not interfere with the public

highway. If this is not possible, authorisation should be sought from the Highway Authority before construction works commence.

Further information is available via the website

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> or by telephoning 0300 1234047.

2. 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

<https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/business-licences/business-licences.aspx> 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 <https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/highways-roads-and-pavements.aspx> or by telephoning 0300 1234047.

COMMENTS

This application is for Demolition of 4 single story barns currently used as dwelling. Erection of a low carbon 1.5 storey 4 bed family home, annex and garage. The site is accessed from a private drive leading from Stocks Road, which is an unnumbered "C" classified Road with a 30mph speed limit.

	<p>PARKING Additional parking will be provided in an integral garage. There is sufficient space on site to allow vehicles to manoeuvre to enter and leave the highway in forward gear.</p> <p>ACCESS No new or altered pedestrian or vehicular access is proposed to or from the highway and no works are required in the highway.</p> <p>CONCLUSION HCC as Highway Authority considers that this proposal will not have a severe residual impact on the safety and operation of the surrounding highway, subject to the informative notes above.</p>
<p>Environmental And Community Protection (DBC)</p>	<p>Having reviewed the planning application I am able to confirm that there is no objection to the proposed development, but that it will be necessary for the developer to demonstrate that the potential for land contamination to affect the proposed development has been considered and where it is present will be remediated.</p> <p>This is considered necessary because the application site had been previously developed and as such the possibility of ground contamination cannot be ruled out at this stage. This combined with the vulnerability of the proposed residential end use to the presence of any contamination means that the following planning conditions should be included if permission is granted.</p> <p>Contaminated Land Conditions: Condition 1:</p> <p>(a) No development approved by this permission shall be commenced prior to the submission to, and agreement of the Local Planning Authority of a written preliminary environmental risk assessment (Phase I) report containing a Conceptual Site Model that indicates sources, pathways and receptors. It should identify the current and past land uses of this site (and adjacent sites) with view to determining the presence of contamination likely to be harmful to human health and the built and natural environment.</p> <p>(b) If the Local Planning Authority is of the opinion that the report which discharges condition (a), above, indicates a reasonable likelihood of harmful contamination then no development approved by this permission shall be commenced until a Site Investigation (Phase II environmental risk assessment) report has been submitted to and approved by the Local Planning Authority which includes:</p> <p>(i) A full identification of the location and concentration of all</p>

pollutants on this site and the presence of relevant receptors, and;
(ii) The results from the application of an appropriate risk assessment methodology.

(c) No development approved by this permission (other than that necessary for the discharge of this condition) shall be commenced until a Remediation Method Statement report; if required as a result of (b), above; has been submitted to and approved by the Local Planning Authority.

(d) This site shall not be occupied, or brought into use, until:

(i) All works which form part of the Remediation Method Statement report pursuant to the discharge of condition (c) above have been fully completed and if required a formal agreement is submitted that commits to ongoing monitoring and/or maintenance of the remediation scheme.

(ii) A Remediation Verification Report confirming that the site is suitable for use has been submitted to, and agreed by, the Local Planning Authority.

Reason: To ensure that the issue of contamination is adequately addressed and to ensure a satisfactory development, in accordance with Core Strategy (2013) Policy CS32.

Condition 2:

Any contamination, other than that reported by virtue of Condition 1 encountered during the development of this site shall be brought to the attention of the Local Planning Authority as soon as practically possible; a scheme to render this contamination harmless shall be submitted to and agreed by, the Local Planning Authority and subsequently fully implemented prior to the occupation of this site. Works shall be temporarily suspended, unless otherwise agreed in writing during this process because the safe development and secure occupancy of the site lies with the developer.

Reason: To ensure that the issue of contamination is adequately addressed and to ensure a satisfactory development, in accordance with Core Strategy (2013) Policy CS32.

Informative:

The above conditions are considered to be in line with paragraphs 170 (e) & (f) and 178 and 179 of the NPPF 2019.

The Environmental Health Team has a web-page that aims to provide advice to potential developers, which includes a copy of a Planning Advice Note on "Development on Potentially Contaminated Land and/or for a Sensitive Land Use" in use across Hertfordshire and

	<p>Bedfordshire. This can be found on www.dacorum.gov.uk by searching for contaminated land and I would be grateful if this fact could be passed on to the developers.</p> <p>21/07/2020:</p> <p>With reference to the above planning application, please be advised Environmental Health have no objections or concerns. However I would recommend the application is subject to construction working hours with Best Practical Means for dust.</p> <p>Construction Hours of Working - (Plant & Machinery) Informative</p> <p>In accordance with the councils adopted criteria, all noisy works associated with site demolition, site preparation and construction works shall be limited to the following hours: Monday - Friday 07.30am - 17:30pm, Saturdays 08:00am - 13:00pm, Sundays and Bank Holidays - no noisy works allowed.</p> <p>Construction Dust Informative</p> <p>Dust from operations on the site should be minimised by spraying with water or by carrying out of other such works that may be necessary to suppress dust. Visual monitoring of dust is to be carried out continuously and Best Practical Means (BPM) should be used at all times. The applicant is advised to consider the control of dust and emissions from construction and demolition Best Practice Guidance, produced in partnership by the Greater London Authority and London Councils.</p> <p>Noise on Construction/Demolition Sites Informative</p> <p>The attention of the applicant is drawn to the Control of Pollution Act 1974 relating to the control of noise on construction and demolition sites.</p>
--	---

APPENDIX B: NEIGHBOUR RESPONSES

Number of Neighbour Comments

Neighbour Consultations	Contributors	Neutral	Objections	Support
4	8	0	2	6

Neighbour Responses

Address	Comments
<p>4 Park Road Tring Hertfordshire HP23 6AT</p>	<p>On behalf of the Chiltern Society, I support this application. The proposed building will be on a previously developed site, and it is noted that the footprint will be slightly less than the four barns which will be demolished. The site lies within the Chilterns AONB. The plan is outstanding and innovative and promotes a very high level of sustainability. It will be completely energy efficient. It aims to have Passivhaus standards, and to mitigate climate warming and pollution. It is a 1.5 storey house and built around a sunken courtyard, so that it is not too high and intrusive on the landscape. The appearance is attractive and in keeping with the local area. I note that the entrance is at the start of Bridleway PROW Aldbury 56, as it is for the existing property. The property is in a secluded situation, behind Greenings Farmhouse, so it is away from the road, and there is a high hedge which adds to the seclusion. The quality is exceptional and therefore I recommend approval.</p>
<p>High Trees 7 Beechwood Drive Aldbury Tring Hertfordshire HP23 5SB</p>	<p>a) This application should be rejected on planning grounds.</p> <p>b) The proposed design is out of keeping with its surroundings, the countryside and Aldbury in particular. It will be visible from various footpaths and other vantage points and its appearance should be very carefully considered.</p> <p>The profile is reminiscent of a light industrial estate in Hemel Hempstead instead of a rural Area of Outstanding Natural Beauty. It looks like a long, low workshop with some kind of hangar at each end.</p> <p>This does not echo or rhyme with any existing buildings, has no historical precedent in the area and totally out of keeping therefore.</p> <p>As the site survey itself says, Stock Golf Club House was a very contentious development because of its large, visible roof elevations and was not in keeping with the local "vernacular" - this proposed development is far worse!</p> <p>c) It may claim to be environmentally efficient and sustainable but has large glazed areas and significant insolation - has this been allowed for properly?</p> <p>d) Such a high roof line (9.53 metres) is NOT one and a half stories as claimed but more like a full two storey house with pitched roof. Yes, there is a slight depression of 0.9m where the highest ridge is located but that still leaves an effective elevation of 8.63m (approx. 28 ft 4 ins). It appears this maybe as high or even higher than the roofline of the Greenings Farm building nearby (sadly the drawings for this retained on the DBC web site are not dimensioned so a rough scaling has to be used).</p>

e) The proposed buildings will be far more visible, from all directions - the Nowers, Stocks Road, Pitstone Hill or Greenings Lane and would be detrimental to the skyline and views.

It would replace low level, single storey barns currently hidden by a wall from two directions.

f) This is another example of creeping development. The barns are still serviceable and still used with one being lived in. Until Dacorum BC failed to enforce planning controls some years ago there were no residences or residential rights behind Greenings Farm. This development would add a new, larger residence and encourage development on land behind.

g) There IS a shortage of smaller and more affordable homes in Aldbury and areas where infilling could be achieved with little or no impact on the views and environment. This in contrast is a large house with swimming pool!

I urge DBC to oppose this application and any other application for a large residential development there.

a) This application should be rejected on planning grounds.

b) The proposed design is out of keeping with its surroundings, the countryside and Aldbury in particular. It will be visible from various footpaths and other vantage points and its appearance should be very carefully considered.

The profile is reminiscent of a light industrial estate in Hemel Hempstead instead of a rural Area of Outstanding Natural Beauty. It looks like a long, low workshop with some kind of hangar at each end.

This does not echo or rhyme with any existing buildings, has no historical precedent in the area and totally out of keeping therefore.

As the site survey itself says, Stock Golf Club House was a very contentious development because of its large, visible roof elevations and was not in keeping with the local "vernacular" - this proposed development is far worse!

c) It may claim to be environmentally efficient and sustainable but has large glazed areas and significant insolation - has this been allowed for properly?

d) Such a high roof line (9.53 metres) is NOT one and a half stories as claimed but more like a full two storey house with pitched roof. Yes, there is a slight depression of 0.9m where the highest ridge is located but that still leaves an effective elevation of 8.63m (approx. 28 ft 4 ins). It appears this maybe as high or even higher than the roofline of the Greenings Farm building nearby (sadly the drawings for this retained on the DBC web site are not dimensioned so a rough scaling has to be used).

e) The proposed buildings will be far more visible, from all directions - the Nowers, Stocks Road, Pitstone Hill or Greenings Lane and would be detrimental to the skyline and views.

It would replace low level, single storey barns currently hidden by a wall from two directions.

f) This is another example of creeping development. The barns are still serviceable and still used with one being lived in. Until Dacorum BC

	<p>failed to enforce planning controls some years ago there were no residences or residential rights behind Greenings Farm. This development would add a new, larger residence and encourage development on land behind.</p> <p>g) There IS a shortage of smaller and more affordable homes in Aldbury and areas where infilling could be achieved with little or no impact on the views and environment. This in contrast is a large house with swimming pool!</p> <p>I urge DBC to oppose this application and any other application for a large residential development there.</p>
<p>Wychwood Toms Hill Road Aldbury Tring Hertfordshire HP23 5SA</p>	<p>I would like to object to the redevelopment of four potential residential dwellings to be replaced by one massive one as follows</p> <ol style="list-style-type: none"> 1. The huge scale of the development.- The proposed building will be considerably larger than the four existing buildings, being both much higher and bulkier due to the four existing discrete buildings being replaced by a larger single entity on a much larger footplate and at existing ground level 2. Visibility -The building is also extending considerably further forward towards Stocks Rd than the existing buildings with the current screening wall and hedge being removed by the owners opening up the whole site to visibility from all directions within the Chiltern AONB such as the fields opposite and probably also from the ridge above (Duncombe Terrace).The building will be highly visible and in my opinion detrimental to the landscape. 3. The style of the building. While there is talk in the documentation of reflecting local building style there is nothing even vaguely similar in the local area that I am aware of. In fact this design seems a clash rather than merge in with its surroundings. The steeply pitched multiple roofs and large expanse of folding glass doors is completely at odds with the feel of the village and surrounding countryside. 4. Eco friendly - this shouldn't be a big architectural sell in this day and age, it should be a given for all new builds so in my view this incongruous box shouldn't be approved just because of any merit it has in eco credentials. 5. The barns could currently provide four affordable residential dwellings which the village needs and some have been rented out as such. <p>Thank you for considering my comments</p>
<p>24 Malting Lane Aldbury Tring Hertfordshire HP23 5RH</p>	<p>I support this application. The design is attractive and reminiscent of agricultural barns in place across the Chilterns. Whilst undoubtedly modern the building will be highly energy efficient and sustainable. In my view local planning policy should be sufficiently flexible to allow new design and innovation (such as are apparent in this scheme) which still respects the distinctive qualities of the area.</p>
<p>9 Bolebec End Pitstone LU79JY</p>	<p>My family have lived in Aldbury on and off for decades. It is a beautiful village in stunning surroundings and whilst it has many traditional dwellings, I think it is extremely exciting that we can start to see some contemporary architecture in such a popular village. Examples such as the development at The Walled Garden show that innovative designs</p>

	still have a place in traditional settings, and should be encouraged
Greenings Cottage Stocks Road Aldbury HP23 5RX	<p>I am writing in support of the application. Aldbury is an attractive village in heart of the Chilterns AONB. The village has developed over hundreds of years and its character is defined by an eclectic range of architectural styles that have evolved over time. Every building in the village would have looked contemporary and modern when first built, whether it was last year or in the 18th Century. Aldbury needs to keep evolving and can't remain in aspic. What is important is that new development doesn't encroach on protected land, is high quality in design and in materials, and is sensitive to the landscape and the local vernacular. By these measures this application should be approved as it would enhance the village and contribute positively to its evolution.</p> <p>I am writing in support of the application. Aldbury is an attractive village in heart of the Chilterns AONB. The village has developed over hundreds of years and its character is defined by an eclectic range of architectural styles that have evolved over time. Every building in the village would have looked contemporary and modern when first built, whether it was last year or in the 18th Century. Aldbury needs to keep evolving and can't remain in aspic. What is important is that new development doesn't encroach on protected land, is high quality in design and in materials, and is sensitive to the landscape and the local vernacular. By these measures this application should be approved as it would enhance the village and contribute positively to its evolution.</p>
8 Wilstone Wharf Wilstone Tring Hertfordshire HP23 4PX	<p>I am writing in support of this application. I have lived in Aldbury for many years and am really pleased to see proposals for an exciting innovative new house being submitted to the Council. Aldbury is a traditional village but new contemporary architecture should be encouraged in areas where there is a clear improvement on the existing setting, which is, in my opinion, the case with this application.</p> <p>The proposed house replaces very tired barns which look incongruous in their setting. The new house would nod to agricultural design and form and use materials which reflect the existing barn materials. In short I consider that proposals such as these should be welcomed and fully supported.</p>
The Great Barn 5 Stocks Farm Barns Stocks Road Aldbury Tring Hertfordshire HP23 5RX	<p>We support this application as it is replaces 4 existing barn buildings and so doesn't constitute new development on undeveloped land. The proposed development will be a visual improvement on the existing buildings, some of which are of poor quality and require improvement. The proposal isn't obtrusive and I don't think it will be overly visible from Stocks Road. Where a proposal is to replace existing buildings with something much better, then I think that constitutes an improvement to the visual amenity of the immediate environment.</p>