

ITEM NUMBER: 5b

20/01941/FUL	Demolition of existing garages and construction of new garages and first floor one bedroom dwelling	
Site Address:	Garages opposite Buttercup House, 33 High Street, Bovingdon	
Applicant/Agent:	Mr Arthur Rickett	
Case Officer:	Robert Freeman	
Parish/Ward:	Bovingdon Parish Council	Bovingdon/ Flaunden/ Chipperfield
Referral to Committee:	The application is referred to committee in view of the contrary recommendation of the Parish Council.	

1. RECOMMENDATION

That planning permission be **GRANTED**

2. SUMMARY

- 2.1 The proposals would constitute an appropriate form of residential development within the village of Bovingdon and would make a valuable contribution to the supply of new homes under Policies CS17 and CS18 of the Core Strategy and Saved Policy 10 of the Local Plan 1991-2011.
- 2.2 The residential unit is considered to be acceptable in terms of both its access, appearance and impact upon neighbouring properties in accordance with Policies CS8, CS11, CS12 and CS27 of the Core Strategy and Saved Policies 51, 54 and 58 and Appendices 3 and 5 of the Local Plan 1991-2011.

3. SITE DESCRIPTION

- 3.1 The site is located to the rear of properties forming 33-37 High Street Bovingdon and is accessed via an archway from the High Street. The site comprises land forming a service and parking area for commercial units within the High Street and the associated flats at first floor level. The site also comprises Buttercup House, a building containing two flats and storage buildings.
- 3.2 A garage block, the subject of this application, is located adjoining the boundary of the site and 39 High Street comprising four lock up garages. There is a stepped access from the garages into the garden of No.39 within which there is a garden building abutting the garages. The property is within the applicants control as are a number of surrounding properties.
- 3.3 39 High Street is a grade II listed building.

4. PROPOSAL

- 4.1 The proposals involve the demolition of these garages and the construction of a new two storey building providing replacement garages and a first floor 2 bed property.
- 4.2 The building would be constructed in brick with contrasting brick detailing including projecting brick courses. This property would be accessed from a staircase at the north eastern end of the building. A single space would be allocated at ground level for the occupants of the proposed dwelling. The first floor accommodation would have a wide balcony to the front

elevation to provide a functional outdoor amenity area. The proposed property would have a gross internal floor area of some 73 square metres.

- 4.3. The building would be set back from the north eastern site boundary by 0.94m and would be located some 11.47m from the main rear elevation of Nos 26 and 26a Hamilton Mead. The building would be some 9.44m from the rear elevation of properties in the High Street and approximately 10.45m from Buttercup House.

5 PLANNING HISTORY

- 5.1 A concurrent application is under consideration for the demolition of existing storage buildings and the construction of a single 1 bed dwelling at Buttercup House. This is considered under planning application number 20/01940/FUL (See Item 5xxxx)

6. PLANNING POLICIES

6.1 National Policy

National Planning Policy Framework (February 2019) (NPPF)
National Planning Policy Guidance (NPPG)

6.2 Dacorum Borough Core Strategy 2006-2031

NP1 - Supporting Development
CS1 - Distribution of Development
CS2 – Selection of Development Sites
CS4 – The Towns and Large Villages
CS8 – Sustainable Transport
CS10 - Quality of Settlement Design
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS13 – Quality of Public Realm
CS17 – New Housing
CS18 – Mix of Housing
CS27 - Quality of the Historic Environment
CS29 - Sustainable Design and Construction
CS31 – Water Management
CS32 – Air, Soil and Water Quality
CS35 – Infrastructure and Developer Contributions

6.3 Saved Policies of the Dacorum Borough Local Plan 1991-2011

Policy 10 - Optimising the use of urban land
Policy 12 - Infrastructure Provision and Phasing
Policy 13 - Planning Conditions and Obligations
Policy 18 - Size of New Dwellings
Policy 21 - Density of Residential Development
Policy 51 - Development and Transport Impacts
Policy 54 - Highway Design
Policy 58 - Private Parking Provision
Policy 118 - Important Archaeological Remains.
Appendix 3 - Layout and Design of Residential Areas
Appendix 5 - Parking Provision

6.4 Supplementary Planning Guidance/Documents:

Accessibility Zones for the Application of Car Parking Standards (2002)
Planning Obligations (2011)
Roads in Hertfordshire, Highway Design Guide 3rd Edition (2011)
Site Layout and Planning for Daylight and Sunlight: A Guide to Good Practice (2011)

7. REPRESENTATIONS

7.1 Consultation responses

These are reproduced in full at Appendix A.

7.2 Neighbour notification/site notice responses

These are reproduced in full at Appendix B.

8. CONSIDERATIONS

Policy and Principle

- 8.1 The application site is located in the village of Bovingdon where appropriate residential development would be encouraged in accordance with Policies NP1, CS1, CS2 and CS4 of the Core Strategy.
- 8.2 Policy CS8 of the Core Strategy would encourage such developments to make appropriate arrangements to ensure that they are accessible and in particular that new residential development should provide safe, sufficient and convenient parking based on car parking standards within Saved Appendix 5 of the Local Plan 1991-2011.
- 8.3 All developments are expected to be well designed in the context of the site and surrounding land in accordance with Policies CS10, CS11, CS12 and CS13. This supports the government's objectives for a high standard of design, delivered at optimum densities and in the right locations.
- 8.4 The proposal would make a small contribution towards the delivery of the housing target of 430 new homes per annum over the plan period under Policy CS17 of the Core Strategy. It would also provide smaller affordable accommodation in accordance with the aims and objectives of Policy CS18 and Saved Policy 18 of the Local Plan 1991-2011.
- 8.5 The site is located in an area of archaeological significance and is also located upon the boundary of the Bovingdon Conservation Area. The adjacent residential unit at 39 High Street, is a grade II listed building. The impact of development upon these heritage assets needs to be considered in accordance with Policy CS27 of the Core Strategy.
- 8.6 Sustainable design and construction is an essential part of the Council's response to challenges of climate change, natural resource depletion, habitat loss and wider environmental and social issues. Accordingly the proposed dwelling has been assessed against the requirements of Policies CS28, CS29, CS31 and CS32 of the Core Strategy.

Layout and Design

- 8.7 The proposed development is considered to be acceptable in terms of its design, bulk, scale, height, site coverage and use of materials in accordance with Policy CS11 and CS12 of the Core Strategy and would not detract from the visual amenities of the area. The replacement of an existing structure of little architectural merit with a building of a similar footprint and

constructed from high quality materials and with good brick detailing and fenestration is considered to be positive.

Impact on Listed Buildings and Heritage Assets

- 8.8 Paragraphs 193 to 197 of the NPPF is clear that when considering the impacts of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation. Where a development proposal leads to less than substantial harm to the significance of the asset, this harm should be weighed against the public benefits of the proposals. Policy CS27 is clear that the integrity, setting and distinctiveness of heritage assets will be protected, conserved and if appropriate enhanced.
- 8.9 There are three heritage assets that need to be considered in relation to the proposals; namely archaeological remains, the grade II listed property at 39 High Street and the Bovingdon Conservation Area.
- 8.10 Despite the site being within a designated Area of Archaeological Significance, the County Council consider the proposals as unlikely to have an impact on heritage assets of archaeological interest. Archaeological remains are likely to have been disturbed through previous activity on the site and as a result of historical development. The proposals would be acceptable from an archaeological perspective under Policy CS27 of the Core Strategy.
- 8.11 The proposed development would be located some distance from the core of the adjacent listed building. The listed building, as seen from the High Street, comprises an attractive pair of 16th Century cottages which have been overwhelmed through the provision of large extensions to the rear of the property. These later additions are of little architectural merit and given the fact that the proposals would be set away from the original cottages, it is difficult to conclude that they would be harmful to the appearance and setting of the heritage asset in accordance with the NPPF and Policy CS27 of the Core Strategy. This is confirmed in the response of the Conservation Officer who has indicated that the harm to both the listed building and wider Conservation Area should be regarded as less than substantial/nominal to low level under the NPPF.
- 8.12 The benefits of providing additional residential development and the contribution that such units would make under Policies CS17 and CS18 are considered to out-weigh the less than substantial harm to heritage assets as a result of this proposals.

Residential Amenity

- 8.13 The property is considered to provide a good level of amenity for future occupants. The dwelling would exceed the minimum floor area requirements in the National Space Standards for both single storey 2 bed 3 person (60 sqm) and two storey 2 bed 3 person (70 sqm) housing.
- 8.14 A limited amount of external amenity space is also provided in the form of a wide balcony to the front elevation. The balcony is screened by boundary walls from views to the north east and south west. Although not a completely private amenity space, this would exceed the external amenity space provided for existing flats at Buttercup House and those associated with first floor units to the High Street, thereby increasing the choice of housing available in the locality. This is considered to be acceptable under Policy CS12 of the Core Strategy and having regard to Saved Appendix 3 of the Local Plan 1991-2011.

Impact on Residential Amenity

Buttercup House

- 8.15 The proposed dwelling would be located some 10.45m from the main south eastern elevation to Buttercup House and between 10.45m and 15m from the first floor windows thereto. The main living space to this property is located at the south western end of the property with principle views to the south-west and north-west of the site. A single lounge window is located in the south east elevation some 15m from the balcony and bedroom to the proposed unit.
- 8.16 A stairwell window and kitchen window are located opposite the proposed bedrooms to the new property and at a distance of 10.45m from this elevation. The lounge to the proposed dwelling would be located opposite the store and new dwelling to Buttercup House (subject to 20/01940/FUL)
- 8.17 The relationship between the two buildings is considered to be appropriate and would result in both satisfactory amenities for both new dwellings and for the existing flat above Buttercup House.

Hamilton Mead

- 8.18 The applicants have provided a section through the site, drawing 270pa2.107, which clearly demonstrates the impact of the proposed building upon the residential amenities of properties in Hamilton Mead to the north east of the site.
- 8.19 The flank elevations to the proposed property would be located some 11.47m from the principle rear elevation of properties in Hamilton Mead. The latest plans (Revision B) are not reflected on this sectional detail, but have reduced the height of the proposed building from 5.8m to 5.4m in height. It is evident that the proposed building would not breach a 25 degree angle to the main windows within the rear elevation of properties to Hamilton Mead and as such would not have any significant impact in terms of daylight or sunlight to these properties in accordance with Policy CS12 and Saved Appendix 3 of the Local Plan 1991-2011.
- 8.20 The bulk and mass of the flank elevation to the proposed building will be alleviated through the brick detailing to the proposed building. The height of the building is limited through the use of a flat roof. The resulting elevation is not considered to be overly intrusive or over bearing to the properties in Hamilton Mead.
- 8.21 The landing window to the north eastern elevation will be obscured by the brick aperture to this elevation and would be inwardly opening in the interests of privacy.

High Street

- 8.22 The primary objective in relation to the properties in the High Street is to ensure that any development does not have any adverse impact upon the privacy of residents at first floor level.
- 8.23 The proposed development will introduce a single flank window facing these units and serving an en-suite bathroom. This window will also be obscured by the brick aperture to this elevation, but will also be obscured glazed and inwardly opening in the interest of privacy.

39 High Street

- 8.24 The rear wall of the proposed development will form the common boundary with 39 High Street and will adjoin the shed within the garden to this property. This wall would be increased in height by approximately 3.4m above the existing boundary treatment.

- 8.25 This property is within the ownership of the applicant, however the local planning authority should still ensure that there is no significant detriment to the amenity of this unit in accordance with Policy CS12 of the Core Strategy
- 8.26 The proposed building would be located beyond a 45 degree angle to the nearest (bedroom) window within the rear elevation of property, however it is located to the north of the property and given both the size and internal layout to the dwelling is not considered to have a demonstrably harmful impact on sunlight or daylight to the room.
- 8.27 The brick detailing to this elevation and siting of the adjoining shed substantially reduces any visual intrusion and given the rear garden size and layout and outlook from the dwelling, I am satisfied that the proposed building would not result in any over bearing or oppressive impact in accordance with Policy CS12 of the Core Strategy and Saved Appendix 3 of the Local Plan 1991-2011.

Access and Parking

- 8.28 The access to the site is considered to be acceptable in accordance with Policies CS8 and CS12 of the Core Strategy and Saved Policies 51 and 54 and Appendix 5 of the Local Plan 1991-2011.
- 8.29 A single parking space is considered to be sufficient as Saved Appendix 5 of the Local Plan 1991-2011 requires 1.5 spaces for a 2 bedroom property in this location. Furthermore the proposed unit is within reasonable walking distance of a range of shops and local facilities including the local bus stop.
- 8.30 There would be no objections from the County Council as highway authority in relation to this scheme.

Developer Contributions and Infrastructure

- 8.31 All new developments are expected to contribute towards the costs of on site, local and strategic infrastructure in accordance with Policy CS35 of the Core Strategy. The Council seeks to secure such infrastructure contributions through a combination of CIL and through an appropriate use of planning obligations under Section 106 of the Town and Country Planning Act 1990 (As Amended)
- 8.32 Residential development will be charged CIL in accordance with the adopted CIL Charging Schedule. The site is located within Charging Zone 2 where a charge of some £150 per square metre (index linked) will be levied against new residential developments. In some instances an exemption from the payment of CIL may be applicable.

Sustainable Construction

- 8.33 A Sustainability Checklist has not been submitted with the application to address the requirements of Policy CS29 of the Core Strategy.
- 8.34 A number of the requirements under Policy CS29 have subsequently been embodied in the Building Regulations. It is however recommended that additional information is secured through the use of a planning condition.

Other Material Planning Considerations

Contamination

- 8.35 The Environmental Health team have recommended the imposition of contaminated land conditions in view of concerns over the historical land use of the site and to address any potential risk to human health.

Response to Objections

- 8.36 There would be no direct views from the proposed building into the garden of 24 Hamilton Mead and as such there is no significant loss in the privacy of this property in accordance with Policy CS12 of the Core Strategy.

9 RECOMMENDATION

- 9.1 That planning permission be **GRANTED** subject to the following planning conditions

Conditions

- 1. 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.

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

**SU 1.201A (Location Plan)
2.203A (Site Plan)
2.204A (Proposed Floor Plan)
2.205B (Proposed Elevations)
2.206A (Roof Plans)**

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

- 3. No construction of the superstructure of the development hereby permitted shall be constructed until details of the materials to be used in the construction of the development have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.**

Reason: To make sure that the appearance of the building is suitable and that it contributes to the character of the area in accordance with Policies CS11 and CS12 of the Dacorum Borough Core Strategy (2013)

- 4. No development, shall take place until a Phase I Report to assess the actual or potential contamination at the site has been submitted to and approved in writing by the Local Planning Authority. If actual or potential contamination and/or ground gas risks are identified, further investigation shall be carried out and a Phase II report shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. If the Phase II report establishes that remediation or protection measures are necessary, a Remediation Statement shall be submitted to and approved in writing by the Local Planning Authority.
For the purposes of this condition:**

(i) A Phase I Report consists of a desk study, site walkover, conceptual model and a preliminary risk assessment. The desk study comprises a search of available information and historical maps which can be used to identify the likelihood of contamination. A simple walkover survey of the site is conducted to identify pollution linkages not obvious from desk studies. Using the information gathered, a 'conceptual model' of the site is constructed and a preliminary risk assessment is carried out.

(ii) A Phase II Report consists of an intrusive site investigation and risk assessment. The report should make recommendations for further investigation and assessment where required.

(iii) A Remediation Statement details actions to be carried out and timescales so that contamination no longer presents a risk to site users, property, the environment or ecological systems.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with Policy CS32 of the Dacorum Borough Core Strategy (2013) and Paragraphs 178 and 180 of the National Planning Policy Framework (2019).

- 5. All remediation or protection measures identified in the Remediation Statement referred to in Condition 4 above shall be fully implemented within the timescales and by the deadlines as set out in the Remediation Statement and a Site Completion Report shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any part of the development hereby permitted.**

For the purposes of this condition: a Site Completion Report shall record all the investigation and remedial or protection actions carried out. It shall detail all conclusions and actions taken at each stage of the works including validation work. It shall contain quality assurance and validation results providing evidence that the site has been remediated to a standard suitable for the approved use.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with Policy CS32 of the Dacorum Borough Core Strategy (2013) and Paragraphs 178 and 180 of the National Planning Policy Framework (2019).

- 6. Any contamination, other than that reported by virtue of Conditions 4 and 5 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**

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.

- 7. The development, hereby approved, shall not be occupied until the arrangements for vehicle parking associated with the dwelling have been submitted and approved in writing by the local planning authority. These arrangements shall be provided in**

accordance with the approved details and shall thereafter be retained for the use of this dwelling.

Reason: In the interests of highways safety in accordance with Policies CS8 and CS12 of the Core Strategy and Saved Appendix 5 of the Local Plan 1991-2011.

- 8. No construction of the superstructure shall take place until details of proposed sustainability measures within the development shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.**

Reason: To ensure the sustainable development of the site in accordance with the aims of Policies CS28 and CS29 of the Dacorum Borough Core Strategy (2013), the Sustainable Development Advice Note (2016) and Paragraphs 150 and 153 of the National Planning

- 9. The bathroom window at first floor level in the south west elevation of the dwelling hereby permitted shall be permanently fitted with obscured glass unless otherwise agreed in writing by the Local Planning Authority.**

Reason: In the interests of the residential amenities of the occupants of the adjacent dwellings in accordance with Policy CS12 (c) of the Dacorum Borough Council Core Strategy (2013) and Paragraph 127 (f) of the National Planning Policy Framework (2019).Policy Framework (2019).

APPENDIX A: CONSULTEE RESPONSES

Consultee	Comments
Bovingdon Parish Council	Object overlooking neighbours in Hamilton Mead. The proposed scheme is out of keeping and over bearing with surrounding properties and is of a poor design. There is inadequate parking
Hertfordshire County Council – Archaeology Unit	In this instance I consider that the development is unlikely to have an impact on heritage assets of archaeological interest, and I therefore have no comment to make upon the proposal.
Hertfordshire County Council – Growth and Infrastructure	<p>Hertfordshire County Council’s Growth & Infrastructure Unit do not have any comments to make in relation to financial contributions required by the Toolkit, as this development is situated within your CIL zone and does not fall within any of the CIL Reg123 exclusions.</p> <p>Notwithstanding this, we reserve the right to seek Community Infrastructure Levy contributions towards the provision of infrastructure as outlined in your R123 List through the appropriate channels.</p> <p>We therefore have no further comment on behalf of these services, although you may be contacted separately from our Highways Department.</p> <p>Please note this does not cover the provision of fire hydrants and we may contact you separately regarding a specific and demonstrated need in respect of that provision.</p>

<p>Hertfordshire County Council - Highways</p>	<p>Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission.</p> <p>Highway Informatives</p> <p>HCC as Highway Authority recommends inclusion of the following Advisory Note (AN) highway informative to ensure that any works within the highway are carried out in accordance with the provisions of the Highway Act 1980:</p> <p>AN 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.</p> <p>AN 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.</p> <p>AN 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.</p> <p>Comments</p> <p>The proposals are for the demolition of existing lock-up garages and construction of new garages with a one bed dwelling above at land adjacent to 33 High Street, Bovingdon. High Street is an classified C local distributor road with a speed limit of 30 mph and is maintained at public expense.</p> <p>The dwelling in the application is not proposing a new access and will continue to use the current access and vehicle crossover for the current flats in the vicinity. This means that there will be no added detriment to the highway network regarding increased trips or vehicles for the</p>
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	<p>dwelling. The current access has good visibility on both sides for vehicles to enter and exit safely.</p> <p>Parking is a matter for the Local Planning Authority (LPA). However, HCC would comment that from the proposal drawings that the property will be allocated a parking space from the newly parking area within the private courtyard which is deemed acceptable for the amount of dwelling proposed in the area.</p> <p>The dwelling is 50 metres from the nearest bus stop which has links to the local town of Hemel Hempstead and its train station.</p> <p>The construction of the planned dwelling and associated garages should not affect surrounding dwellings or the highway network and therefore HCC is satisfied with this outcome.</p> <p>Conclusion HCC as Highway Authority considers that the proposal would not have a severe impact on the safety and operation of the surrounding highway network. Therefore, HCC has no objections on highway grounds to the application.</p>
<p>Conservation and Design</p>	<p>This proposal has again taken Buttercup House as its visual cue, when the latter itself is so poorly designed. I would suggest, as with 20/01940 that the way forward for this site is to seek a redevelopment which includes Buttercup House itself, currently a mix of storage/residential; and being two storeys with a flat roof is of no architectural merit.</p> <p>Unless this takes place, there is little opportunity to ensure the design and style of the proposed schemes are of a high quality. The outlook of the proposed unit would also be poor, with overlooking issues and the creation of 'lifeless' brick elevations particularly on the rear (south-east)</p> <p>The proposal would impact on the setting of designated heritage assets. There are two adjacent designated assets The listed buildings at 39 High St (East Wing) and the Bovingdon Conservation area. The impact on the setting of 39 would appear to be less than substantial and at a nominal to low level. This is due to the existing building being in position which would in the main prevent views through to the listed building.</p> <p>In relation to the conservation area it would be visible. The impact would be less than substantial and at a low to moderate level. This is due to the increase in height and prominence in particular in glimpsed views from the High St.</p> <p>Whilst contemporary design can add to the interest of the Conservation Area we do not believe that these proposals do so.</p> <p>The planning officer should weigh up these harms in relation to the public benefits as per the guidance set out in the framework noting that the preservation of heritage assets should have great weight.</p>

Environmental Health	<p>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 is close to land with a contaminated land use history (slaughter house) and will involve a change of use to a more sensitive receptor, 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:</p> <p>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 pollutants on this site and the presence of relevant receptors, and;</p> <p>(ii) The results from the application of an appropriate risk assessment methodology.</p> <p>(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.</p> <p>(d) This site shall not be occupied, or brought into use, until:</p> <p>(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</p>
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	<p>submitted that commits to ongoing monitoring and/or maintenance of the remediation scheme.</p> <p>(ii) A Remediation Verification Report confirming that the site is suitable for use has been submitted to, and agreed by, the Local Planning Authority.</p> <p>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.</p> <p>Condition 2:</p> <p>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.</p> <p>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.</p> <p>Informative:</p> <p>The above conditions are considered to be in line with paragraphs 170 (e) & (f) and 178 and 179 of the NPPF 2019.</p> <p>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.</p>
	<p>Waste Comments</p> <p>With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services</p> <p>There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide</p>

working near or diverting our pipes.
<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>.

We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale; Business customers; Groundwater discharges section.

Thames Water would advise that with regard to WASTE WATER NETWORK and SEWAGE TREATMENT WORKS infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

Thames Water recognises this catchment is subject to high infiltration flows during certain groundwater conditions. The scale of the proposed development doesn't materially affect the sewer network and as such we have no objection. In the longer term Thames Water, along with other partners, are working on a strategy to reduce groundwater entering the sewer network.

Thames Water recognises this catchment is subject to high infiltration flows during certain groundwater conditions. The developer should liaise with the LLFA to agree an appropriate sustainable surface water strategy following the sequential approach before considering connection to the public sewer network. The scale of the proposed development doesn't materially affect the sewer network and as such we have no objection. In the longer term Thames Water, along with other partners, are working on a strategy to reduce groundwater entering the sewer network.

Water Comments

With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is - Affinity Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.

APPENDIX B: NEIGHBOUR RESPONSES

Address	Comments
24 Hamilton Mead	<p data-bbox="523 300 711 331"><u>Original Plans</u></p> <p data-bbox="523 367 1430 499">The site referred to in this proposal is completely behind my neighbours at No.26. and No. 26A. They are both tenants of the Applicant or his family and this may mean they feel constrained from commenting on this Application.</p> <p data-bbox="523 535 1430 835">At the moment, the existing garages are single storey and therefore I enjoy a relatively attractive and airy view across the pitched roofs of the village towards the library, but this proposal would bring a two-storey building almost up to the garden wall of No. 26 itself, thus creating a visual intrusion. I do have some trees at the back towards this side of the garden, but nevertheless, the new building would still block existing light from my property, with the overshadowing being especially pronounced in the autumn and winter months when the sun is lower in the sky.</p> <p data-bbox="523 871 1430 1003">Considered in tandem with Proposal No. 20/01940/FUL by the same Applicant for another two-storey building the other side of my garden, this will detract from the character and atmosphere of my home and garden by making it feel very overshadowed and hemmed in.</p> <p data-bbox="523 1039 1430 1135">Currently, the parts of the building being considered for conversion are non-residential. Converting them to two-storey, and residential to boot, will almost certainly increase noise nuisance.</p> <p data-bbox="523 1171 1430 1471">The fact that the view from the front windows (north-westerly) of the proposed new one bedroom dwelling will overlook my garden and the back of my house will also compromise and impede my privacy. Although I have a screen of trees, some of these windows will still have an eyeline into my garden and all of them to the back windows of my house, and I do not want to have to feel compelled to keep the trees as a partial screen anyway. There are also windows proposed at the north-eastern side which would peer straight across into my garden and those of my neighbours, further impeding privacy.</p> <p data-bbox="523 1507 1430 1709">Surrounded by pitched roof buildings, the raising of this single storey building to a two-storey flat-roofed one would be completely out of keeping with the character of the area. The plans state that the new building has been designed to match the flat-roofed Buttercup House opposite, but it would have been better had it been designed to match all the other pitched roof buildings surrounding it instead.</p> <p data-bbox="523 1744 1430 1877">Aside from the increased noise nuisance, a proposal to simply rebuild the garages without the second storey, or convert the garages to a single storey home, would be far more sympathetic to the surroundings and overcome most of my objections.</p> <p data-bbox="523 1912 735 1944"><u>Amended Plans</u></p> <p data-bbox="523 1980 1430 2040">I live at No. 24 Hamilton Mead, and the site referred to in this proposal is completely behind my neighbours at No.26. and No. 26A, but as</p>

well as their houses and gardens (albeit that they are tenants of the Applicant), the proposed development would also overlook the back of my house and garden.

I have looked at the amendments to the original application, but can see nothing to alleviate the objections I previously logged here on 23rd July 2020.

Presumably, this Application also constitutes a 'Change of Use' for the site if a miniscule residence is going to be added to the replacement of the existing garages.

Considering this in tandem with Proposal No. 20/01940/FUL by the same Applicant for another two-storey building the other side of my garden (including another potential 'Change of Use', from storage facility to miniscule narrow residence), this will detract from the character, privacy and atmosphere of my home and garden by making it feel very overshadowed and hemmed in.