

**4/02055/15/FUL - DEMOLITION OF EXISTING HOUSE AND CONSTRUCTION OF TWO NEW HOUSES.
BLACKSMITH YARD COTTAGE, RIVER HILL, FLAMSTEAD, ST. ALBANS, AL3 8BY.
APPLICANT: MR P SPEDDING.**

[Case Officer - Elspeth Palmer]

Summary

The application is recommended for approval. The principle of development is considered acceptable in accordance with Policies CS6, CS17 and CS27 of the adopted Core Strategy. The principle of the replacement of existing buildings and limited infilling within the selected small villages in the Green Belt is acceptable and supported.

Site Description

The site is located on the edge of the village of Flamstead but on the western side of River Hill. The site is accessed via a narrow lane off River Hill on the northern side of Blacksmith Cottage. The site currently comprises a single two storey dwelling which was originally constructed in approx. 1860. It was originally a two storey one bedroom cottage constructed with a solid brick walling with a slate roof and timber window and door frames. There have been a number of extensions to the property since it was built.

The site is located to the rear of Lavender Cottage, Rosemary Cottage, Blacksmith Cottage, River Hill Cottage and Verlam Cottage, all Grade II Listed Buildings. On the western side is a modern residential development namely Priory Orchard. On the northern side is a public footpath and fields which are covered by Green Belt. The site is also within the Flamstead Conservation Area.

Proposal

The proposal is to demolish the existing dwelling and construct two new houses. The house nearest to the modern residential estate will more match the character of these dwellings and the dwelling nearest the listed buildings will more match the character of these houses.

Referral to Committee

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

Planning History

- | | |
|----------------|---|
| 4/00081/15/FUL | DEMOLITION OF EXISTING HOUSE AND CONSTRUCTION OF TWO NEW HOUSES (AMENDED SCHEME)
Withdrawn
06/03/2015 |
| 4/00436/14/FUL | DEMOLITION OF EXISTING HOUSE AND CONSTRUCTION OF TWO NEW HOUSES
Withdrawn
02/05/2014 |

4/01223/12/CAC DEMOLITION OF EXISTING DWELLING
Withdrawn
10/09/2012

Policies

National Policy Guidance

National Planning Policy Framework (NPPF)
National Planning Policy Guidance

Adopted Core Strategy

NP1 - Supporting Development
CS1 - Distribution of Development
CS5 - The Green Belt
CS6 - Selected Small Villages in the Green Belt
CS8 - Sustainable Transport
CS9 - Management of Roads
CS10 - Quality of Settlement Design
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS13 - Quality of Public Realm
CS17 - New Housing
CS19 - Affordable Housing
CS25 - Landscape Character
CS26 - Green Infrastructure
CS27 - Quality of the Historic Environment
CS29 - Sustainable Design and Construction
CS31 - Water Management
CS32 - Air, Water and Soil Quality

Saved Policies of the Dacorum Borough Local Plan

Policies 10, 12, 13, 18, 21, 120.
Appendices 1, 2, 3, 4, 5.

Supplementary Planning Guidance / Documents

Environmental Guidelines (May 2004)
Water Conservation & Sustainable Drainage (June 2005)
Energy Efficiency & Conservation (June 2006)
Accessibility Zones for the Application of car Parking Standards (July 2002)
Landscape Character Assessment (May 2004)
Planning Obligations (April 2011)
Affordable Housing (Jan 2013)

Advice Notes and Appraisals

Sustainable Development Advice Note (March 2011)

Summary of Representations

Comments on Original Plans

Flamstead Parish Council

The Parish Council strongly objects to the application for the following reasons:

The style of the new houses do not preserve or enhance the established appearance of the area. In fact they seem to resemble mini "executive houses" with little character. The Council would expect any new build to blend in with other properties and be sympathetic to the conservation area. These are not.

The access to the property is a narrow winding public footpath/driveway which passes directly in front of the entrance door to Lavender Cottage. Increased use of this vehicular access would be a serious health and safety hazard for the occupants of this cottage.

The drawings show car parking space for 2 cars but it is not clear how these vehicles will be able to turn around and exit the property. In rural areas car ownership levels are high so presuming 2 cars per property is a very conservative estimate. Where would visitors park? A 4 bedroomed house could generate up to 4 cars so there is insufficient allowance for that.

Increased levels of traffic in the narrow lane will cause increased noise to the adjoining properties with the potential of increased damage to the road surface, garden fencing and kerbs surrounding the neighbouring properties. Parking in River Hill is limited at present so any increase in car ownership would need to be addressed.

In the unlikely event of the Development Control Committee being minded to grant permission, the PC requires conditions to be imposed that will forbid access to the site for HGVs, major construction equipment and major building components via the existing track. Alternative access arrangements from the North of the site must be provided, to prevent damage to existing structures that have little or no foundations.

There is clearly loss of sunlight to Lavender Cottage, Rosemary Cottage, Blacksmith Cottage and 8 Priory Orchard.

There is clearly loss of privacy to 8 Priory Orchard in particular.

Increasing the density of living accommodation in this small area would affect the privacy of the surrounding houses with the resultant increase in noise/traffic pollution.

The garden of the proposed property is a bit of a wildlife haven especially for bats which will need to be protected, so a full bat survey is mandatory.

The minor adjustments which have been made by the applicant since last submitted do not address the key issues of inappropriate development in the conservation area, unsympathetic design, car ownership and access issues.

In short the Council vehemently opposes this application and would expect the above comments and those of the neighbours to be fully considered by the planning officer.

Rosemary Cottage, River Hill - objects

I support the objection letter sent by neighbours of mine at River Hill Cottage

There are, in particular, a number of points that as the owner and resident of, I believe, the nearest building to the planned works I would like to make.

1. The neighbouring properties, with the exception of those on Priory Orchard (a more modern development), are of a variety of (old) ages and a variety of styles. It is therefore difficult to argue a specific "vernacular" that Blacksmiths Yard Cottage is, or is not, sympathetic to.
2. There would be a very definite reduction in outlook and loss of sunlight and daylight in my garden at Rosemary Cottage which lies immediately to the East of the planned construction. The new buildings would sit immediately West of my garden and I would therefore experience a major loss of light in the afternoon and evenings when the garden would be most used.
3. Access, parking and damage to laneway and adjoining properties would be an issue both during and after construction.

River Hill Cottage – objects

- Existing house is a simple rural village house not untypical of others in the area;
- No structural survey produced;
- New houses won't preserve or enhance the conservation area;
- No proof that houses will meet a local need;
- Not in character with surrounding houses;
- Will result in a loss of amenity for neighbours eg. Loss of light, outlook
- Detrimental affect on natural environment;
- Difficult access for large vehicles;
- Inadequate parking and narrow access and blind bend near the entrance;
- Vehicles will cause damage to public footpath.

8 Priory Orchard – objects

- The plot is not accurately shown on the plans;
- Loss of sunlight and daylight for neighbours;
- Loss of privacy for neighbours;
- Inadequate parking on site;
- Highway safety and road access;
- Increase in traffic along the lane;
- Increase in noise disturbance;
- Proposed layout and design too dense;
- Visual intrusion for neighbours; and

- Impact on bats and the natural environment.

Blacksmith Cottage - objects

- Loss of outlook for neighbours;
- Proposed development not in character with the surrounding area;
- Potential damage to the nearby listed buildings; and
- Increased noise levels both during and after construction.

DBC Trees and Woodlands

There are no significant trees or landscape features within the site.

However, there is a mature ash tree adjacent to the access road and directly opposite Lavender cottage. There is also a group of ash and Norway maples close to the boundary between the application site and the adjacent field.

These trees are likely to be damaged by heavy construction machinery because parts of their Root Protection Area (RPA) is within the access road. While the area is a Conservation Area, none of the trees merit TPO although they are worthy of retention.

If this application is approved, I recommend that the applicant submits a tree survey and an arboricultural method statement detailing methods of tree protection. To protect these trees against damage caused by wheeled or tracked construction traffic exceeding 2 tonnes gross weight, ground protection boards or reinforced concrete slabs should be laid to protect the RPA in accordance with the recommendations of British Standard 5837:2012.

Strategic Planning

This proposal does comprise infill development as it forms part of a gap within a group of buildings (as set out in the background para. 8.34 to Policy CS6). Therefore, the additional dwelling would be acceptable in principle and there would not be the need to justify it against VSC. In addition, as stated previously, the second dwelling would not now be subject to fulfilling a local need requirement either.

Given these points, the appropriateness of the proposal would therefore have to be tested against its impact on Policy CS6 (i) and (ii) and the local heritage assets.

DBC Countryside Access, Landscape and Recreation

The proposed site is accessed via Flamstead public footpath 19. This means all traffic will have to travel 30m over the footpath / drive in order to access the site. This will obviously result in, particularly during any construction phase, increased traffic over the public right of way. Also vehicles are likely to be parked on the public footpath/drive potentially obstructing public access and causing a potential hazard. Increased parking on River Hill may also cause similar problems.

DBC Contaminated Land

The site is located within the vicinity of potentially contaminative former land uses. Consequently there may be land contamination issues associated with this site. I recommend that the standard contamination condition be applied to this development should permission be granted. For advice on how to comply with this condition, the applicant should be directed to the Council's website (www.dacorum.gov.uk/default.aspx?page=2247).

Conservation and Design

The site is at a sensitive location within, and on the boundary of the Conservation Area. The proposed buildings sit closely to the listed buildings and historic complex consisting of Blacksmith Cottage, Lavender Cottage and Rosemary Cottage to the east and Verlam Cottage set back from the site to the south. A public footpath runs directly across the front of the site, and the views northwards over the open fields are spectacular. To the west, the estate development presses up against the boundary of the site.

The design principles should respect the smaller scale, more varied cluster of historic buildings to the east, and make a more gentle transition to the estate style development to the west.

In this respect, the two proposed buildings should be reversed so that the double-fronted building (A) sits next to the estate buildings, and the gable ended house (B) complements the gables that characterise Rosemary and Lavender Cottage and Verulam Cottage to the rear. This smaller building B could be set back slightly further in the plot, and the parking handed to the other, west side, increasing the separation between the two houses and possibly allowing for a less 'tunnel-like' building as House B (although views through to Verlam Cottage and the church spire should be preserved.) The front curtilages need to be revised to present less hard-standing to the front of the houses.

The design of both buildings then needs addressing, as the buildings as they stand do not help to enhance the character of the Conservation Area. These do not need to be 'matching' buildings – indeed, the bulk and scale of House A suggests a different approach could be adopted to distinguish it from the more cottage-like appearance and scale of house B. All elevations lack vibrancy and detailing - the principal front elevations of both House A and House B are particularly 'mean' and mechanical in their execution. Whilst appreciating that the design should be kept relatively simple and restrained, I would suggest that both houses could benefit from more articulation, perhaps introducing for example plinths and plat-bands – the latter particularly to House A. There is no visible chimney to House A from the front and this could be added to the gable associated with the study. The porches also have a very 'flat' appearance. Some possible detailing is shown in the Chilterns AONB Design Guide and Technical Notes on Brick and Roofing. The fenestration to the buildings are uniformly characterless, based on 2-paned casements – the fenestration to the adjacent buildings is much more eclectic and House B in particular needs more articulation with a larger window at least to the ground floor. Some use of flint could

also be considered, particularly to the front boundary wall.

Comments on Amended Plans

Flamstead Parish Council

The development is against the spirit of the Green Belt, the new property on the far right will be too close to no 8 Priory Orchard restricting light and openness; the access is inadequate; access during any potential construction would require a full and proper health and safety report; FPC would like to view the Highways report on the access situation. The drawings are considered to give the wrong impression of size and location of the property in relation to the neighbours' properties. The Council will continue to object to the application until the neighbours are satisfied that their concerns have been addressed

Archaeology Unit

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

The site lies within Area of Archaeological Significance No. 18, as described in the Local Plan. This notes that Flamstead is a medieval settlement.

A pre-validation archaeological evaluation of the site has identified a linear feature containing pottery dating to the medieval period within the development footprint, and the site therefore has the potential to contain further remains of medieval date.

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

1. the archaeological monitoring of groundworks carried out further to the demolition of the existing building on the site, including the removal of existing floors and foundations
2. the archaeological monitoring of all ground reduction for the proposed new building footprints by means of strip, map and sample methodology
3. the archaeological monitoring of other groundworks associated with the development, e.g. foundations, service runs, landscaping, access etc.
4. the archaeological investigation of any remains encountered during this process, and a contingency for the preservation of any remains *in situ*, if warranted.
5. the analysis of the results of the archaeological work with provisions for the subsequent production of a report and an archive, and if appropriate, a publication of these results. the analysis of the results of the archaeological work and the production of a report and archive
6. such other provisions as may be necessary to protect the archaeological interest of the site.

I believe that these recommendations are both reasonable and necessary to provide properly for the likely archaeological implications of this development proposal. I further believe that these recommendations closely follow the policies included within National Planning Policy Statement (policies: 135, 141 etc.), and relevant guidance contained in the National Planning Practice Guidance, and Historic England Good Practice Advice.

In this case two appropriately worded conditions on any planning consent relating to

these matters would be sufficient to provide for the level of investigation that this proposal warrants. I suggest the following wording (based on model condition 55 DoE circ. 11/95):

Condition A

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

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

Condition B

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

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

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

Conservation and Design

The Conservation Officer is now satisfied with the designs of the two new dwellings.

Hertfordshire Highways

The Highway Authority does not wish to restrict the grant of permission.

Although the highway authority in principle has no objection to this latest proposal, consideration should be given to the public rights of way and a construction management plan should be submitted.

The RoW officer will make his/her comments on this proposal but the applicant should also submit a construction management plan stating how the existing dwelling will be demolished and demonstrating how all deliveries to the site, trades personal can be accommodated on site with causing unnecessary delays or obstruction of the adjacent highway.

Trees and Woodlands

Blacksmith Yard Cottage – no problems with the application from a tree perspective.

One smaller sized tree would be affected by proposals, but has minimal amenity due to being positioned away from the public highway. None of the site vegetation is important within the immediate vicinity.

Removal and replacement by more appropriately sized plants would be possible.

Hertfordshire Biological Records Centre

I have seen the Bat Survey report – Preliminary Roost Assessment (PRA) - submitted with this application.

An inspection survey for bats was carried out on 16 February 2015 by Arbtech and no bats or signs of bats were found. The building was considered to have negligible potential to support roosting bats and no further surveys were thought necessary.

As there was no evidence of bats or any other protected species at the site, the third test of the *Conservation of Habitats and Species Regulations 2010* do not need to be considered; and a European Protected Species Licence will not be required for this project.

Thames Water

Waste Comments

Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

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.

Response to Neighbour Notification / Site Notice / Newspaper Advertisement

8 Priory Orchard - objects

- a significant loss of natural light to rear garden, rear facing rooms and the east facing utility room;
- reduce light to kitchen and dining room;
- visual intrusion;
- loss of privacy to garden, kitchen, utility, dining room and sun room/conservatory from windows in side elevation;
- inadequate parking and turning provided for both houses;
- noise from parking/turning of vehicles near my house;
- highway safety and road access - vehicles will be forced to reverse out along the shared drive and public footpath;
- increased traffic along the lane during construction;
- the development is too dense and will over shadow my property;
- there is alot of Bat activity over our garden and it seems the Bats come from the outbuildings attached to Blacksmiths Yard Cottage.

Blacksmith Cottage - objects

- not convinced that Blacksmith Yard Cottage is beyond repair and needs to be demolished - not seen structural survey;
- visual intrusion for all the surrounding properties as the proposed 3 bed-roomed property would span the entire width of the rear garden of Blacksmith Cottage;
- seriously reduce the afternoon/evening sunlight of Blacksmith cottage, Lavender cottage, and Rosemary cottage;
- proposal not in character with the Grade II listed properties in the Conservation Area of River Hill which overlook the site;
- damage to adjacent listed buildings by construction vehicles; and
- increase in noise levels due to close proximity of the two new dwellings and the increase in car traffic using the lane which passes within a few feet of the siting rooms of both Lavender and Blacksmith Cottages.

River Hill Cottage, River Hill - objects

- the scheme will neither preserve or enhance the established character or appearance of the area. Of the five listed properties on River Hill which overlook the site, four have external walls which are white or cream, one has a part slate-tiled roof and they all have a whole variety of different window designs and materials.;
- The proposed new houses will not have the same or similar appearance; they will resemble standard modern estate houses, even with the token cosmetic inclusion of flint in the lower part of the north elevation of House "B";
- nothing in the application which provides the proof that the building is incapable of satisfactory repair;
- a planting along the boundary of sufficient density to provide privacy for the occupiers of Verlam Cottage will block all daylight in that property's kitchen. It will also make it almost impossible for proper cleaning and/or repair and maintenance to be carried out to that elevation of Verlam Cottage;
- noise levels will rise as a result of cars parking on the other side of our rear boundaries, greater numbers of occupants on the site and an increase in the number of vehicles using the site;
- loss of late afternoon and evening sun;
- loss of privacy for Verlam Cottage from the southern elevation of the proposed new

- dwelling;
- the plot is currently uncultivated and comprises a large open grass area surrounded by trees and bushes. It is a haven for wildlife, much of which visits neighbouring properties. We regularly see in our garden many species of birds as well as squirrels, voles, fieldmice, frogs, toads, hedgehogs, butterflies, and invertebrates. Bats are also seen flying over the site. Many of them will suffer from the proposed development;
 - access for large lorries via the narrow lane and onto River Hill will be very difficult;
 - excessive noise, dust and possible exposure to dangerous substances if the intention is to grind the spoil from the site rather than remove it;
 - damage to main sewer during site clearance and construction; and
 - proposed vehicle access and parking are inadequate and narrow.

Comments on most recent plans

Please note:

The only changes from the last set of plans are:

- Property boundary between the site and 8 Priory Orchard has been corrected;
- No. 6 Priory Orchard has been clearly marked on the site plan;
- House A had been set back to be in alignment with No. 8 Priory Orchard; and
- The L shape part of house B has been lengthened by 500 mm.”

These comments will be placed in the Addendum or reported to the meeting.

Considerations

Policy and Principle

The site lies within the Selected Small Villages in the Green Belt where the replacement of existing buildings and limited infilling is permitted.

The site also lies with the Flamstead Conservation Area where all development will favour the conservation of heritage assets. Development will positively conserve and enhance the appearance and character of the conservation area.

Policy 120 Development in Conservation Areas states that there is a presumption against the demolition of any building that contributes to the character of the conservation area. Consent to demolish will not be granted unless it can be proved that the building or structure is incapable of satisfactory repair to ensure a continued and viable use and that replacement which satisfactorily contributes to the character of the conservation area is secured.

Impact on Small Village in Green Belt

Policy CS6 states that development must:

- be sympathetic to its surroundings, including the adjoining countryside, in terms of local character, design, scale, landscaping and visual impact; and
- retain and protect features essential to the character and appearance of the village.

The site is an unusual one in that it has open green belt to the north, a modern residential estate on the western side and listed buildings to the south and east. The

scheme has attempted to address this variety of character by making house A more in character with the houses to the west and house B more in character with the older houses to the east.

Many discussions were held between the applicant's Architect and the Conservation and Design officer before the final plans were agreed. The Conservation and Design officer's comments on the original plans were addressed and the current plans are the outcome of these discussions.

The new dwellings are set back from the public footpath and green belt to avoid any visual intrusion into the openness of the Green Belt. They still retain a good distance of approx. 20 m and 14 metres between the rear elevation and the neighbours to the rear to ensure there is no loss of privacy and a realistic area of amenity space for the new dwellings. There are currently no standards for back to side distances but 11.5 metres is the minimum depth for amenity land to serve a dwelling.

Impact on Street Scene and Conservation Area

The proposal will not be visible from River Hill as the access to the site is via a narrow lane and the houses will be set back from the lane.

The new dwellings will be in character with the Conservation Area as their designs have now addressed all of the Conservation Officer's concerns with regard to design principles. House B now respects the smaller scale, more varied cluster of historic buildings to the east and House A makes a more gentle transition to the estate style development to the west.

The elevations now have more vibrancy and detailing and the porches have lost their flatness. The fenestration is now more articulated and some use of flint on house B has been added.

The design has maintained the view through to Verlam Cottage and the church spire.

Impact on Trees and Landscaping

There are no significant trees on the site however there are a number of trees which may be damaged during access of construction vehicles. Measures will need to be taken to protect the trees from vehicular traffic entering and exiting the site.

Impact on Highway Safety

Various highway issues have been raised due to the narrow lane access and the public right of way.

Prior to commencement a construction management plan stating how the existing dwelling will be demolished and demonstrating how all deliveries to the site, trades personal can be accommodated on site with causing unnecessary delays or obstruction of the adjacent highway will be submitted to the Council.

The maximum parking standard for a 3 and 4 bedroom dwelling is 2.25 and 3 spaces respectively. House A is 4 beds and has provision for 3 vehicles and House B is 3 beds and has provision for 2 vehicles.

Impact on Neighbours

There will be no significant loss of sunlight and daylight for neighbours as a result of the proposal.

No.6 Priory Orchard is over 19 metres from the nearest proposed dwelling (House A).

No. 8 Priory Orchard (the nearest neighbour) will have a small reduction in sunlight reaching their back garden. In terms of sunlight reaching the windows in their rear elevation it is not measurable by using the 45 degree test and difficult to prove that the loss would be significant. Now the houses are in alignment the overall loss will not be significant.

In order to retain the existing amount of sunlight to No. 8's garden both houses would have to be set back at least 5 metres which would reduce the rear garden size and result in a loss of privacy for the windows to the side of Verlam Cottage.

The other dwellings, Lavender Cottage(11 metres away), Rosemary Cottage (8 metres away), Blacksmith Cottage (18 metres to rear elevation), River Hill Cottage (15.2 metres to rear elevation), and Verlam Cottage (14 metres to side elevation) are all too far away from the new dwellings to suffer a significant loss of sunlight and daylight.

All new windows at first floor level will be permanently fitted and obscure glazed so their will be no loss of privacy for any of the neighbours.

There will be an increase in noise levels as a result of the two new dwellings but it will be no more than would be expected in a residential area.

Noise and pollution during construction are not material planning considerations.

Sustainability

The scheme will be built to modern building regulation standards thereby improving the overall sustainability of the home. The proposals therefore accord with CS29.

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2 No development shall take place until details/samples of the materials to be used in the construction of the external surfaces of the development hereby permitted shall have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.**

Reason: To ensure a satisfactory appearance to the development and

comply with Core Strategy Policies 11 and 12.

Reason: In the interests of the visual amenities of the Conservation Area and to comply with Core Strategy Policy 27.

- 3 **No development shall take place until the applicant, or their agents or successors in title, has/have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority. This investigation shall include further study of Blacksmith Yard Cottage, a demolition method statement for the building, and further archaeological investigation prior to full excavation of all land within the site.**

Reason: To ensure that reasonable facilities are made available to record archaeological evidence and to comply with Core Strategy Policy 27.

- 4 **Prior to commencement of development a tree survey and an arboricultural method statement detailing methods of tree protection must be submitted to the Council. To protect these trees against damage caused by wheeled or tracked construction traffic exceeding 2 tonnes gross weight, ground protection boards or reinforced concrete slabs should be laid to protect the RPA in accordance with the recommendations of British Standard 5837:2012. Once this statement is agreed then the applicant must follow the statement during demolition and construction of the development.**

Reason: To comply with Policy 25 of the Core Strategy and to maintain the landscape character of the area.

- 5 **Prior to the commencement of the development hereby permitted a Phase I Report to assess the actual or potential contamination at the site shall be 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:**

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.

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.

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 the issue of contamination is adequately addressed and to ensure a satisfactory development.

- 6 **All remediation or protection measures identified in the Remediation Statement referred to in Condition 5 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 the issue of contamination is adequately addressed and to ensure a satisfactory development.

Informative:

Paragraph 121 of the NPPF states that all site investigation information must be prepared by a competent person. This is defined in the framework as 'A person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation.'

Contaminated Land Planning Guidance can be obtained from Regulatory Services or via the Council's website www.dacorum.gov.uk

- 7 **No demolition/development shall take place/commence until a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:**
1. **The programme and methodology of site investigation and recording**
 2. **The programme for post investigation assessment**
 3. **Provision to be made for analysis of the site investigation and recording**
 4. **Provision to be made for publication and dissemination of the**

analysis and records of the site investigation

5. Provision to be made for archive deposition of the analysis and records of the site investigation

6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Reason: To comply with Core Strategy Policy 27.

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

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

Reason: To comply with Core Strategy Policy 27.

9 The applicant should submit a construction management plan stating how the existing dwelling will be demolished and demonstrating how all deliveries to the site, trades personal can be accommodated on site with causing unnecessary delays or obstruction of the adjacent highway and public right of way.

Reason: In the interests of Highway safety.

10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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, C, D, E, F, G and H]
Part 2 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. The two dwellings are on relatively small sites in the village of Flamstead within the green belt and conservation area.

11 The development hereby permitted shall be carried out in accordance with the following approved plans:

BY01 Location Plan

BY:10 Rev D Site Plan

BY: 11 House A - Plans and Elevations

BY: 12 Rev C House B - Plans and Elevations

BY:13 Rev B Street Elevation from field showing houses in context
CIL Form
Design and Access Statement
Bat Report
Archaeological Report

Reason: For the avoidance of doubt and in the interests of proper planning and to comply with Core Strategy Policies 6,11,12 and 27.

Article 35 Statement:

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 (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Informatives:

Due to the narrow access to the site and the adjacent Grade II Listed Buildings special care must be taken when construction vehicles enter and leave the site. Any damage to these buildings will need to be repaired and civil action may be taken.

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