

ITEM NUMBER: 5f

21/03743/FUL	Energy Conservation improvements to external fabric including external wall insulation, external window and door replacement, roof coverings replacements with increased internal roof insulation with internal communal lighting upgrade to LED fittings	
Site Address:	3 Blocks Of Flats On Squires Ride, Hemel Hempstead Hertfordshire, HP2 6LE	
Applicant/Agent:	Mr Ricky Lang	Mr John Soper
Case Officer:	Elspeth Palmer	
Parish/Ward:	Hemel Hempstead (No Parish)	Grovehill
Referral to Committee:	Due to applicant being Dacorum Borough Council	

1. RECOMMENDATION

That planning permission be granted.

2. SUMMARY

- 2.1 The proposed development is considered to be acceptable in principle, in accordance with Policies CS1 and CS4 of the Dacorum Borough Core Strategy (2013).
- 2.2 It is not felt that the works would have an adverse impact on the appearance of the buildings or would significantly impact the street scene. The proposal would not have any adverse impacts on the residential amenity of neighbouring properties by being visually overbearing or resulting in a loss of light or privacy. Furthermore, it is not considered that the scheme would have an adverse impact on the road network or create significant parking stress. Given all of the above, the proposal complies with the National Planning Policy Framework (2021), Policies CS1, CS4, CS11, CS12, CS28, CS29 and CS32 of the Dacorum Borough Core Strategy (2013), Saved Policies 57-58 and Saved Appendices 3 and 7 of the Local Plan (2004) and the Parking Standards Supplementary Planning Document (2020).

3. SITE DESCRIPTION

- 3.1 The site is located within the Squires Ride designated residential area of Hemel Hempstead.
- The site includes 3 x three storey blocks of Flats – please refer to the site plan submitted with the application showing Block A, B and C.

4. PROPOSAL

- 4.1 It is proposed to undertake a number of energy conservation improvements to three blocks of flats; namely, changes to the external fabric, including external wall insulation, external window and door replacements, roof coverings replacements with increased internal roof insulation. Furthermore, it is proposed to upgrade internal LED fittings, which falls outside of planning controls.
- 4.2 The proposals include applying a new rendered EWI system to the external façade to match the existing rendered finish. The proposal incorporates a dark brown render to match the colour of existing brickwork to the front centre above entrance door. Windows replaced to match existing. Roof tiles, UPVC soffits and fascias and black plastic rainwater goods to match existing.

5. PLANNING HISTORY

Planning Applications (If Any):

None in last 20 years.

6. CONSTRAINTS

CIL Zone: CIL3

Neighbourhood Plan Area: Grovehill

Parish: Hemel Hempstead Non-Parish

RAF Halton and Chenies Zone: Green (15.2m)

Residential Area (Town/Village): Residential Area in Town Village (Hemel Hempstead)

Residential Character Area: HCA32

Smoke Control Order

Parking Standards: New Zone 3

Town: Hemel Hempstead

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 (2021)

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

CS4 - The Towns and Large Villages

CS10 - Quality of Settlement Design

CS11 - Quality of Neighbourhood Design

CS12 - Quality of Site Design

CS28- Carbon Emission Reductions

CS29 - Sustainable Design and Construction

CS32 – Air, Soil and Water Quality

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 visual amenity;

The impact on residential amenity; and
The impact on highway safety and car parking.

Principle of Development

- 9.2 The site is located within a designated residential area of Hemel Hempstead wherein appropriate residential development is encouraged in accordance with Policy CS4 of the Core Strategy 2013.
- 9.3 The proposed scheme would thus be acceptable in principle subject to its compliance with other relevant policies.

Quality of Design / Impact on Visual Amenity

- 9.4 Policies CS11 and CS12 of the Dacorum Borough Core Strategy (2013) seek to ensure that new development respects adjoining properties in terms of layout, scale, height, bulk and materials.
- 9.5 The existing brickwork to the front of each building will be rendered in dark brown finish to match the colour of the existing brickwork. The proposed render to the remainder of the front and rear elevations will be in a render to match the existing. It is considered that the scale, design and materials of the proposed scheme are in character with the existing buildings and the street scene.
- 9.6 The proposal is considered therefore to comply with CS12 in terms of streetscape character.

Impact on Residential Amenity

- 9.7 The NPPF (2021) outlines the importance of planning in securing good standards of amenity for existing and future occupiers. Furthermore, Saved Appendix 3 of the Local Plan (2004) and Policy CS12 of the Core Strategy (2013) seek to ensure that new development avoids visual intrusion, loss of sunlight and daylight, loss of privacy and disturbance to surrounding properties.
- 9.8 Due to the nature of the changes, relating to energy conservation measures, the size, scale and height of the existing buildings would be unchanged. Therefore, the the proposals would not be considered to have any adverse impacts on the residential amenity of neighbouring properties according with Policy CS12 of the Dacorum Borough Core Strategy (2013), Saved Appendix 3 of the Dacorum Borough Local Plan (2004) and the relevant sections of the NPPF (2021).

Impact on Highway Safety and Parking

- 9.9 The NPPF (2021), Policies CS8 and CS12 of the Dacorum Borough Core Strategy (2013), Saved Policy 58 of the Local Plan (2004) and the Parking Standards Supplementary Planning Document (2020) all seek to ensure that new development provides safe and sufficient parking provision for current and future occupiers.
- 9.10 There are no changes proposed to the bedroom numbers or the access to the site.

Other Material Planning Considerations

- 9.11 *Impact on Trees and Landscaping*

No significant trees will be affected by the proposed modifications.

9.12 *Waste Management*

There are no changes to the waste management of the buildings.

9.13 *Carbon Emission Reductions*

The overarching intention behind the proposed scheme is to secure a reduction of carbon emissions by providing energy conservation improvements. This weighs heavily in favour of the development.

Response to Neighbour Comments

9.14 There were no neighbour comments on the proposal.

Community Infrastructure Levy (CIL)

9.15 Policy CS35 of the Core Strategy (2013) requires all developments to make appropriate contributions towards infrastructure required to support the development. These contributions will normally extend only to the payment of CIL where applicable. The Council's Community Infrastructure Levy (CIL) was adopted in February 2015 and came into force on 1st July 2015.

10. CONCLUSION

10.1 It is recommended that the application be granted planning permission.

10.2 The proposed development is considered to be acceptable in principle, in accordance with Policies CS1 and CS4 of the Dacorum Borough Core Strategy (2013). The proposed energy conservation improvements are considered to have been designed to be in character with the existing buildings and the street scene and is therefore considered to be acceptable in design/visual amenity terms. It is not considered that the proposal would have any adverse impacts on the residential amenity of neighbouring properties by being visually overbearing or resulting in a loss of light or privacy. Furthermore, it is not considered that the scheme would have an adverse impact on the road network or create the significant parking stress required to render the scheme unacceptable. Given all of the above, the proposal complies with the National Planning Policy Framework (2021), Policies CS1, CS4, CS11, CS12, CS28, CS29 and CS32 of the Dacorum Borough Core Strategy (2013), Saved Policies 57-58 and Saved Appendices 3 and 7 of the Local Plan (2004).

11. RECOMMENDATION

11.1 That planning permission be granted, subject to conditions.

Condition(s) and Reason(s):

- 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 constructed in accordance with the materials specified on the application form.**

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).

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

1068_DBC_SR_005 Site location plan showing blocks A, B and C
1068_DBC_SR_031 Block A Existing and Proposed elevations
1068_DBC_SR_032 Block B Existing and Proposed elevations
1068_DBC_SR_033 Block C Existing and Proposed elevations

1068_DBC_SR_006 - Block A Block Plan
1068_DBC_SR_007 - Block B Block Plan
1068_DBC_SR_008 - Block C Block Plan

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

Informatives:

1. Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. 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.

APPENDIX A: CONSULTEE RESPONSES

Consultee	Comments

APPENDIX B: NEIGHBOUR RESPONSES

Number of Neighbour Comments

Neighbour Consultations	Contributors	Neutral	Objections	Support
51	0	0	0	0

Neighbour Responses

Address	Comments