

ITEM NUMBER: 5d

21/02078/ROC	Variation of condition 2 (approved plans) attached to planning permission 20/01667/FUL - Demolition of 4 single story barns currently used as dwelling. Erection of a low carbon 1.5 storey 4 bed family home, annex and garage.	
Site Address:	Greenings Farm, Stocks Road, Aldbury, Tring, Hertfordshire, HP23 5RX	
Applicant/Agent:	Mr Simon Booth	David Kirkland
Case Officer:	Colin Lecart	
Parish/Ward:	Aldbury Parish Council	Aldbury & Wigginton
Referral to Committee:	Objection received from parish council	

1. RECOMMENDATION

That permission to vary condition 2 (approved plans) attached to permission 20/01167/FUL is GRANTED.

2. SUMMARY

2.1 Overall, it is considered the proposed amendments do not result in harm to the character and appearance of the surrounding Chiltern Hills AONB and Conservation Area. The building would still be positioned approximately 45m from the boundary with Stocks Road, with enough space in the paddock for a comprehensive planting scheme to take place, which would further reduce the prominence of the development. From longer range views from the Right of Way to the north east, it is not considered that the moderate re-positioning of the development would significantly increase its prominence above the original approval.

2.2 The two additional rear windows would not be prominent from the surrounding area nor would the roof lights on the flat roof element serving the boot room and pantry. The additional roof light on the northern elevation would be seen from the Right of Way to the north east. However, this would sit on the lower portion of the pitched roof alongside three other roof lights, and be of a moderate size. It is not considered the addition of this roof light would result in the northern pitched roof becoming significantly dominated by glazing.

3. SITE DESCRIPTION

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

4. PROPOSAL

4.1 The application seeks to vary condition 2 of planning permission 20/01167/FUL.

4.2 The positioning of the building would be altered by approximately 2m northwards and 2m eastwards due to advice from UK Power Networks regarding a proposed services route and the room required for this. There would also be an additional roof light on the northern elevation, two roof lights on the roof of a single storey element of the proposal serving the boot room and pantry, and one additional window on the ground floor of the rear elevation, as well as a new window serving the annexe on the front elevation.

4.3 There are also other minor revisions on the floor plans, whereby a former plant room is now indicated as a games room and the original studio has been reduced in size to make way for a small gym room. It is important to note that once built, usually internal changes to a dwelling house would not require planning permission.

5. PLANNING HISTORY

Planning Applications (If Any):

20/01667/FUL - Demolition of 4 single story barns currently used as dwelling. Erection of a low carbon 1.5 storey 4 bed family home, annex and garage.

GRA - 16th October 2020

21/04155/FHA - Construction of two dormer windows to front roof slope, insertion of rooflight to side and enlargement of two rooflights to rear, replacement of door and window to side elevation with patio doors. Construction of swimming pool with associated plant and landscape works
Construction of oak framed gazebo

PCO -

4/02256/12/FHA - Timber framed car shelter and log store

GRA - 12th April 2013

4/00430/10/TCA - Works to trees

RNO - 21st April 2010

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

GRA - 10th March 2008

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

GRA - 7th December 2007

4/00096/07/FUL - Replacement dwelling

GRA - 26th April 2007

4/01310/03/FHA - Two storey extension

REF - 24th July 2003

4/00204/03/FHA - Two storey extension

WDN - 27th March 2003

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

GRA - 6th March 2002

4/00408/01/FUL - Formation of manege

GRA - 8th May 2001

4/01058/00/FHA - Boundary wall and gates

REF - 31st July 2000

4/00599/99/FUL - Conversion of barn to residential unit and tack room

GRA - 17th June 1999

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

Appeals (If Any):

6. CONSTRAINTS

Area of Outstanding Natural Beauty: CAONB outside Dacorum
CIL Zone: CIL1
Aldbury Conservation Area
Parish: Aldbury CP
RAF Halton and Chenies Zone: Green (15.2m)
RAF Halton and Chenies Zone: RAF HALTON: DOTTED BLACK ZONE
Rural Area: Policy: CS7
Parking Standards: New Zone 3
EA Source Protection Zone: 3

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)

Core Strategy (2013):

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

Local Plan:

Saved Appendix 3

Supplementary Planning Guidance/Documents:

Accessibility Zones for the Application of Car Parking Standards (2020)

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)

9. CONSIDERATIONS

Main Issues

9.1 The main issues to consider are:

The policy and principle justification for the proposal;
The quality of design and impact on the surrounding Chilterns Hills AONB and Conservation Area;
The impact on residential amenity; and
The impact on highway safety and car parking.

Principle of Development

9.2 The application site is located within the Chiltern Hills of Outstanding Natural Beauty and the Rural Area. Policy CS7 of the Core Strategy (2013) states that the replacement of existing buildings for the same use and the redevelopment or previously developed sites are acceptable within the Rural Area provided it has no significant impact on the character and appearance of the countryside.

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

9.4 The principle of the development has been established under planning permission 20/01667/FUL. The report for this permission outlined information submitted by the applicant, as well as historic planning permissions, which indicated that the site is, and has been for a significant period, been in a mixed equestrian/residential use.

9.5 As such, the land is considered previously developed land under Annex 2 of the NPPF (2021). As such, the principle of the development of the land is considered acceptable.

Impact on Surrounding Chiltern Hills of Outstanding Natural Beauty and Conservation Area

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

9.7 The scale, massing, bulk and form of the dwelling would not change with regards to the previous permission. As such, this assessment will not make another overarching assessment with regards to the impact on the surrounding area as this can be found within the committee report for planning permission 20/01667/FUL. Overall, the conservation officer had no objection to the proposals on heritage grounds and it was considered that while the dwelling would be visible from the Rights of Way to the north, it would be appreciated on a lower land level as an innovative design as one begins to perceive other built form on the approach to Aldbury. The Chilterns Building Design Guide (2010) also allows room in its policies for high quality, innovative designs in the area.

9.8 The conservation officer has confirmed that they have no objection to the current application on heritage grounds.

9.9 It is considered the inclusion of one additional ground floor window and widening of two of the originally approved windows on the rear elevation would not result in harm to the surrounding area. It is considered these windows would not be widely perceived as one walks the Rights of Way to the south west nor would they appear out of context with regards to the overall built form of the dwelling. These windows would not be seen from the Rights of Way to the north/north east. The new roof light serving the family bedroom would not be widely perceived from the surrounding area.

9.10 The additional roof light in the northern elevation would face towards the northern rights of way. However, from the Rights of Way to the north, any specific view of this would be seen at a significant distance whereby it would not disrupt the overall appearance of the flank elevation above and beyond that previously approved. The roof light is a proportionate size to the overall size of the pitched roof and would sit on the lower portion of it, alongside the other roof lights included on the original planning permission.

9.11 The two roof lights serving the boot room and pantry would be positioned on a flat roof of a single storey element of the proposal. It is not considered these would be perceived from the surrounding area. However, it is noted that condition 3 (materials) of the original permission requested details of the tinted glazing to be used within the pitched roofs of the eastern elevation. This condition will be reproduced if this application is to be granted, but it will be reworded to included details of tinted glazing to these roof lights as well, to reduce light splay across the front elevation.

9.12 The proposed dwelling would be repositioned approximately 2m north and 2m to the east to make way for the running of underground services along the southern boundary as well as to the rear of the dwelling. Despite this proposed movement, The principal elevation of the property would still be positioned approximately 45m away from the boundary with Stocks Road. As on the previous application, it is considered that the dwelling would not be prominently viewed from Stocks Road due to the level of the road, boundary vegetation, and the overall distance of the dwelling from the boundary.

9.13 The dwelling would be more visible from the Right of Way to the north east. However, it is not considered that the slight repositioning would result in the dwelling being significantly more prominent than the previous approval which would result in harm to the Area of Outstanding Natural Beauty. The dwelling would move closer to the eastern boundary, whereby a post and rail fence is currently located. Despite this, the indicative landscape masterplan shows that a new mixed hedgerow will be planted along this boundary, softening the boundary of the development site which would be improvement upon the existing situation. A stone wall would form some length of the boundary where a sunken terrace and amenity area is proposed but these would not appear out of context in the surrounding area.

9.14 Due to the above, it is considered that the proposed amendments would not have a significant impact on the character and appearance of the surrounding area above and beyond the original permission. Therefore, the proposal complies with Policies CS7, CS11, CS12, CS24 and CS27 of the Core Strategy (2013).

Impact on Residential Amenity

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

9.16 It is not considered that the additional fenestrations or the moderate re-positioning of the dwelling will result in adverse impacts on the residential amenity of any surrounding properties.

Impact on Highway Safety and Parking

9.17 Under the Parking Standards Supplementary Planning Document (2020) a four bedroom dwelling in this location would require 3 parking spaces. Beyond four bedrooms, the parking requirements for a development will be assessed on the individual circumstances.

9.18 The dwelling would (as previously approved) would provide sufficient parking space on the drive as well as within the triple garage.

9.19 Since the last application was approved, the Parking Standards SPD (2020) has been adopted, as such an additional condition securing details of electric vehicle charging infrastructure will be attached to any permission given.

9.20 Hertfordshire Highways have no objection to the amendments, noting the change in positioning will not impact on the ability of vehicles to enter/exit the site, as well as turn within it.

Other Material Planning Considerations

Impact on Trees and Landscaping

9.21 A protected tree is located on the entrance into the site. A Tree Protection Plan will be secured by condition to ensure that no works or storage of materials take place within the root protection zone of this tree. It is not considered the positioning of the dwelling itself will have an impact on this tree.

9.22 The proposed repositioning of the dwelling is to allow for the run of underground services to take place outside of the Root Protection Area of an existing tree located on the southern boundary.

9.23 The proposed site plan appears to indicate that one tree will be removed to the rear of the proposed dwelling. No tree report has been submitted and Trees and Woodlands have not commented on the application. However, it is noted that this tree is not protected. Due to its positioning and grouping with a number of other trees on the other side of the boundary, it is considered that its removal would not have a significant detrimental impact on the surrounding area. While its removal is unfortunate, it has been indicated that substantial planting will take place on land forward of the principal elevation of the dwelling. It is considered that there is more than enough space on this land whereby a net increase of trees to mitigate against the one removed can be achieved. Details of the final landscaping scheme will be secured by condition.

Ecology

9.24 Hertfordshire Ecology had no objection to the original application. They have not commented on this application but it is considered the amendments do not have an impact on ecological assets above and beyond what was original assessed.

9.25 As before, a Landscape and Ecological Management Plan will be secured by condition. Due to the amount of land available for potential planting/ecological features, it is anticipated the biodiversity net gain can be achieved.

Sustainability

9.26 As stated on the assessment for the previous application: *“The dwelling has been designed around low energy principles. The building would be highly thermally and acoustically insulated beyond current building regulation requirement. The dwelling will benefit from a ground or air source*

heating system, solar powered systems on the garage roof with a battery storage system, passive solar gain via the southern glazed facades, high levels of internal thermal mass. The materials used for the building fabric will be low processed and natural allowing for easy deconstruction, recycling and biodegradable waste management. The building materials specified will tend to be towards being A+ rated by the Green Guide to Specifications. Overall, the development would accord with the principles set out in Policy CS29”.

9.27 The parish has raised a concern that a room originally indicated as a plant room has now been indicated as a games room. The agent has confirmed that “*Technical design development has enabled us to distribute the services around various locations within the dwelling including the boot room and attics as well as the garage roof void*”. Overall, Building Regulations Approved Document L1A would control the standards relating to conservation of fuel and power. In addition, it is still considered the development intends to go beyond these regulations and there is no substantial evidence to the contrary that the development does not intend to install the above measures.

Other matters

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

9.29 A number of comments have noted the building would be outside the footprint of the existing buildings and thus the application would be unacceptable. The buildings, including their curtilage – which would include the paddock land, would be considered previously developed land and therefore the development is acceptable in principle. The primary consideration is the impact on these amendments on the character and appearance of the area. As previously stated, the building would still be located a significant distance away from Stocks Road, with large areas still available for a comprehensive landscaping scheme which would further reduce the prominence of the building. From longer views from the Rights of Way to the north east, it is considered the moderate change in positioning would not be significantly perceived in terms of prominence, beyond what was originally approved.

Community Infrastructure Levy (CIL)

9.30 The application is CIL liable.

10. CONCLUSION

10.1 Overall, it is considered the proposed amendments do not result in harm to the character and appearance of the surrounding Chiltern Hills AONB and Conservation Area. The building would still be positioned approximately 45m from the boundary with Stocks Road, with enough space in the paddock for a comprehensive planting scheme to take place, which would further reduce the prominence of the development. From longer range views from the Right of Way to the north east, it is not considered that the moderate re-positioning of the development would significantly increase its prominence above the original approval.

10.2 The two additional rear windows would not be prominent from the surrounding area nor would the roof lights on the flat roof element serving the boot room and pantry. The additional roof light on the northern elevation would be seen from the Right of Way to the north east. However, this would sit on the lower portion of the pitched roof alongside three other roof lights, and be of a moderate size. It is not considered the addition of this roof light would result in the northern pitched roof becoming significantly dominated by glazing.

10.3 As such, the application is recommended for approval.

11. RECOMMENDATION

11.1 That planning permission be GRANTED, subject to the following conditions:

Condition(s) and Reason(s):

1. **The development hereby permitted shall begin before the expiration of three years from the decision date of permission 20/01667/FUL .**

Reason: To comply with the requirements of Section 73 of the Town and Country Planning Act 1990

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

**2265-11-01
PL-03 Rev P3
PL-04 Rev P3
PL-05 Rev P2
PL-06 Rev P3**

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

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

Please note these details shall include details of the tint of the windows within the pitched roofs of the eastern elevation as well as the roof lights serving the proposed boot and pantry rooms.

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

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

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

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

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

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

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

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

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

- **A scaled Tree Protection Plan showing the approved development layout and retained trees (surveyed in accordance with BS5837:2012), to include their accurate crown spreads and root protection areas (RPAs).**
- **The sequential order of events required for tree protection.**
- **The position and specification of tree protection fencing in accordance with BS5837:2012 (as applicable).**
- **The position and specification of ground protection in accordance with BS5837:2012 (as applicable).**
- **Details of hard surfacing constructed using no-dig techniques where proposed over the RPA of retained trees (as applicable).**
- **Details of proposed levels.**
- **The position of service routes and drainage (to include soakaways), and means of installation if these encroach through the RPA of retained trees.**
- **The position(s) of welfare site cabins and areas for the storage of materials.**
- **Tree protection measures during the landscaping stage(s).**
- **Details of arboricultural site supervision to include timing and how each site visit shall be recorded.**

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

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

Reason: In order to ensure that damage does not occur to trees and hedges during building operations in accordance with saved Policy 99 of the Dacorum Borough Local Plan (2004), Policy CS12 of the Dacorum Borough Core Strategy (2013) and Paragraph 174 of the National Planning Policy Framework (2021).

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

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

8. **(a) No development approved by this permission shall be commenced prior to the submission to, and agreement of the Local Planning Authority of a written preliminary environmental risk assessment (Phase I) report containing a Conceptual Site Model that indicates sources, pathways and receptors. It should identify the current and past land uses of this site (and adjacent sites) with view to determining the presence of contamination likely to be harmful to human health and the built and natural environment.**
- (b) If the Local Planning Authority is of the opinion that the report which discharges condition (a), above, indicates a reasonable likelihood of harmful contamination then no development approved by this permission shall be commenced until a Site Investigation (Phase II environmental risk assessment) report has been submitted to and approved by the Local Planning Authority which includes:**
- (i) A full identification of the location and concentration of all pollutants on this site and the presence of relevant receptors, and;**
- (ii) The results from the application of an appropriate risk assessment methodology.**
- (c) No development approved by this permission (other than that necessary for the discharge of this condition) shall be commenced until a Remediation Method Statement report; if required as a result of (b), above; has been submitted to and approved by the Local Planning Authority.**
- (d) This site shall not be occupied, or brought into use, until:**
- (i) All works which form part of the Remediation Method Statement report pursuant to the discharge of condition (c) above have been fully completed and if required a formal agreement is submitted that commits to ongoing monitoring and/or maintenance of the remediation scheme.**
- (ii) A Remediation Verification Report confirming that the site is suitable for use has been submitted to, and agreed by, the Local Planning Authority.**

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

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

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

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

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

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

Informatives:

1. Planning permission has been granted for this proposal. 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.
2. 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.
3. 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.
4. 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.
5. In accordance with the Councils adopted criteria, all noisy works associated with site demolition, site preparation and construction works shall be limited to the following hours -

07:30 to 17:30 on Monday to Friday, 08:00 to 13:00 on Saturday and no works are permitted at any time on Sundays or bank holidays.

6. Dust from operations on the site should be minimised by spraying with water or carrying out of other such works that may be necessary to suppress dust. Visual monitoring of dust is to be carried out continuously and Best Practical Means (BPM) should be used at all times. The Applicant is advised to consider the control of dust and emissions from construction and demolition Best Practice Guidance, produced in partnership by the Greater London Authority and London Councils.
7. The attention of the Applicant is drawn to the Control of Pollution Act 1974 relating to the control of noise on construction and demolition sites.
8. 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
9. Any excavations left open overnight should be covered or have mammal ramps (reinforced plywood board >60cm wide set at an angle of no greater than 30 degrees to the base of the pit) to ensure that any animals that enter can safely escape. Any open pipework with an outside diameter of greater than 120mm must be covered at the end of each working day to prevent animals entering / becoming trapped

APPENDIX A: CONSULTEE RESPONSES

Consultee	Comments
Hertfordshire Highways (HCC)	<p>Notice is given under article 18 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 that the Hertfordshire County Council as Highway Authority does not wish to restrict the grant of permission.</p> <p><u>Comment</u></p> <p>The proposal is for the variation of condition 2 (approved plans) attached to planning permission 20/01667/FUL - Demolition of 4 single storey barns currently used as dwelling. Erection of a low carbon 1.5 storey 4 bed family home, annex and garage. Condition Number(s): N/A – relocation permission being applied for. Conditions(s) Removal: To create better access for building utilities installation at Greenings Farm, Stocks Road, Aldbury.</p> <p>HCC Highways commented on the original application (20/01667/FUL) with a recommendation of a grant of permission finding no highways issues with the site. This variation of condition is concerning a change of layout in relation to the location and structure of the dwelling. The access from the adjacent highway will not be changed from that of the original plans. Within the new plans cars will still be able to turn on site to exit and enter the site in forward gear.</p>

	Therefore, HCC Highways would like to reiterate our previous comments (20/01667/FUL) for this application and would not wish to restrict a variation of condition 2 in relation to the movement of the
Conservation & Design (DBC)	We would not have any objection to the proposals as it would not detrimentally impact on the overall scheme previously approved provided that the same conditions were added to those previously imposed.
Parish/Town Council	<p>Aldbury Parish Council object to the Application to move the building. In moving the building from a location on which already sits a number of buildings, the proposed location is on land which has not been previously built on. It is closer to Stocks Road which will have a detrimental impact on the street scene in an AONB.</p> <p>We would also like to note that there is a substantial increase in the number of windows and roof lights which have been added to this application, again affecting the visual impact on the rural landscape and reducing the size of the green roof which was designed to minimise the buildings impact on the environmental.</p> <p>The Parish Council is also concerned that the revised plans appear to show the removal of a number of additional mature trees.</p>
Environmental And Community Protection (DBC)	<p>Having reviewed the application submission and the ECP Team records I am able to confirm that there is no objection to the variation of condition 2 (approved plans).</p> <p>However, please recognise there are still conditions attached to planning permission 20/01667/FUL relating to contaminated land that are still relevant and are expected to be retained.</p>

APPENDIX B: NEIGHBOUR RESPONSES

Number of Neighbour Comments

Neighbour Consultations	Contributors	Neutral	Objections	Support
4	4	0	4	0

Neighbour Responses

Address	Comments
Little Stocks Stocks Road	Further slippage on building on green belt affecting the local environment, well away from the original huts that this development

<p>Aldbury Tring Hertfordshire HP23 5RX</p>	<p>was mean to replace. The proposal is out of keeping with the local area and will be a significant negative influencer on a well used and popular walk for many both local to Aldbury and those new to the village. As ever further creepage and we will end up with a material blot closer to the road and more in view that was ever proposed. The proposal is much closer to the road, closer to the footpaths, and more in view that ever before. A 9.5metre high construction on a green field site for all to see in Aldbury.</p>
<p>4 Park Road Tring Hertfordshire HP23 6AT</p>	<p>On behalf of the Chiltern Society, I object to this application. Whereas the previous application 20/01667/FUL proposed building on a previously developed site, this proposal does not. The current application is therefore not acceptable. The site lies within the Chilterns AONB, and the large building will be very intrusive on the landscape, and will not enhance the natural surroundings. Views will be spoilt, and trees will be cut down. It would be visible from many points of view, including several country footpaths, and will be an intrusion on the landscape. We therefore object to this application.</p>
<p>Wychwood Toms Hill Road Aldbury Tring Hertfordshire HP23 5SA</p>	<p>I would like to object to the new application relocating considerably further forward from the original application towards the road and the felling even more mature trees from the previous application. The huge building with an alpine roof line will be even more visible to visitors to the Chilterns and locals alike. Hopefully at some stage Dacorum Planners will say enough is enough!</p>
<p>High Trees 7 Beechwood Drive Aldbury Tring Hertfordshire HP23 5SB</p>	<p>These modifications make an already unusually large, tall, out of character building far more visible in an Area of Outstanding Natural Beauty. It also means the building is no longer in/on the foot print of the existing buildings - a condition for the original application being approved. The applicant is an experienced, professional property developer and one has to wonder if this modification, submitted just months after the original application, is an afterthought or a tactical planning approach. The entire application and development should be recalled and judged afresh as if a new application in its newly proposed form. Otherwise this brings the planning system into disrepute and makes a mockery of the proper process and due consideration.</p>